



## Yarrow Drive, Harrogate, North Yorkshire, HG3 2XD

- THREE BEDROOM SEMI-DETACHED HOUSE
- Spacious plot
- Private rear garden
- Early viewing highly recommended
- Open plan kitchen, dinner and lounge
- Off road parking
- Sought after location
- Council Tax Band C

**Guide Price £250,000**





# Yarrow Drive, Harrogate, North Yorkshire, HG3 2XD

## DESCRIPTION

This semi-detached house on Yarrow Drive offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is an inviting open plan kitchen, dining, and lounge area, which creates a warm and sociable atmosphere, perfect for entertaining guests or enjoying family meals.

The property boasts two reception rooms, providing ample space for relaxation or study, catering to various lifestyle needs. The bathroom is conveniently located, ensuring ease of access for all residents.

Set on a spacious plot, the house benefits from off-road parking for one vehicle, adding to the convenience of daily life. The private rear garden is a wonderful feature, offering a tranquil outdoor space for gardening, play, or simply unwinding after a long day.

Located in the sought-after town of Harrogate, known for its beautiful parks, excellent schools, and vibrant community, this property is not just a house but a place to call home. With its appealing features and prime location, this semi-detached house on Yarrow Drive is a fantastic opportunity for those looking to settle in a picturesque part of North Yorkshire.

EPC

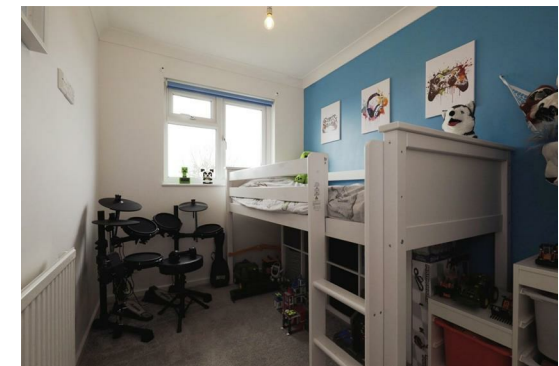
Energy rating D

This property produces 3.7 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

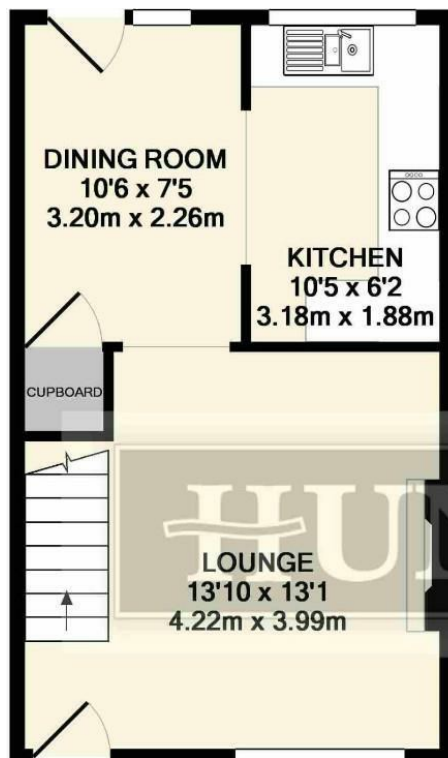
Council Tax Banding: C



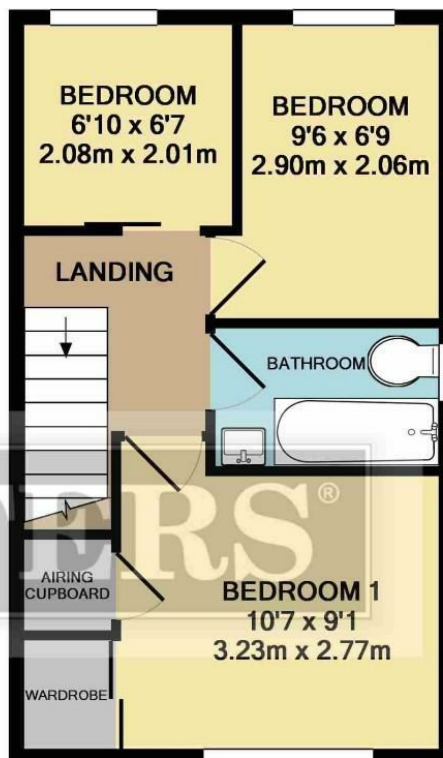








GROUND FLOOR  
APPROX. FLOOR  
AREA 325 SQ.FT.  
(30.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 325 SQ.FT.  
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Viewings

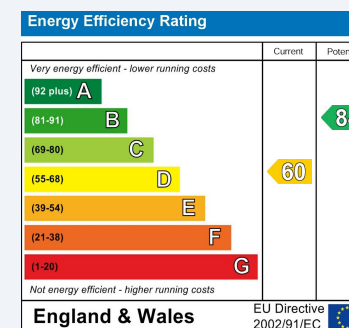
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.