

36 YARROW DRIVE  
HARROGATE  
HG3 2XD



NICHOLLS  
TYREMAN

## 36 YARROW DRIVE | HARROGATE | HG3 2XD

A fabulous opportunity to purchase a self-contained ground floor flat located in a quiet cul-de-sac, within this sought after residential location.

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Entrance Hall | Living Room | Kitchen

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Bedroom | Shower Room

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Courtyard Garden | Allocated Parking

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Council Tax: A | Energy Rating: C | Tenure: Leasehold for a term of 999 years

# £139,950



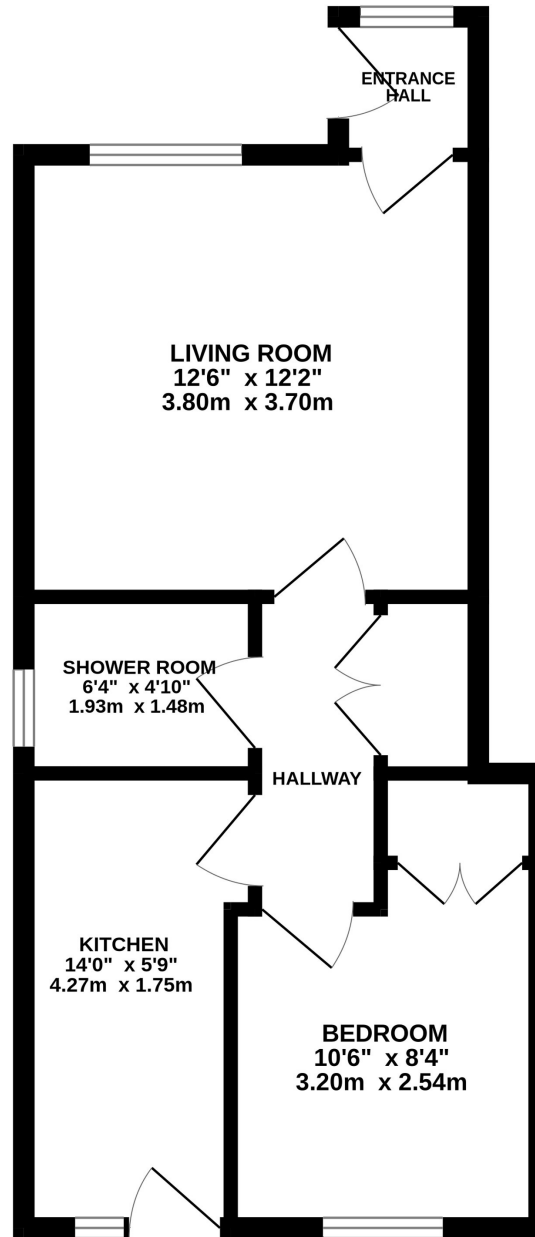


**Close to an excellent local shopping parade, recreational areas and with Harrogate town centre only a short distance away.**

The property has the added benefit of its own personal front door, double glazing and central heating. The accommodation in brief comprises: private entrance door, entrance vestibule, living room, inner hallway with excellent storage, fully tiles shower room, fitted kitchen and double bedroom with fitted wardrobe.

To the front of the property is a good sized parking area with allocated space for one vehicle. To the rear of the property is an enclosed courtyard garden with flag stores, flowering borders, timber fencing and garden shed.

GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 402 sq.ft. (37.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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