



**18 YEW TREE LANE  
HARROGATE**

**£650,000  
CHAIN FREE**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An extremely well presented and extended detached family property located in this sought after part of town, close to excellent local schools and shopping parades, with the town centre a short distance away.

The property has spacious, well planned accommodation with the benefit of double glazing and central heating, which comprises: Entrance hall with ground floor cloakroom, sitting room, snug, recently fitted kitchen and large extension, creating a fabulous open plan living/dining room with doors leading to the rear garden. The garage has been converted into a large utility room and store along with a separate boiler cupboard.

To the first floor there is a large landing, four bedrooms, house bathroom and separate shower room.

- 4 BEDROOMS**

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- 2 RECEPTION ROOMS**

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- 2 BATHROOMS**

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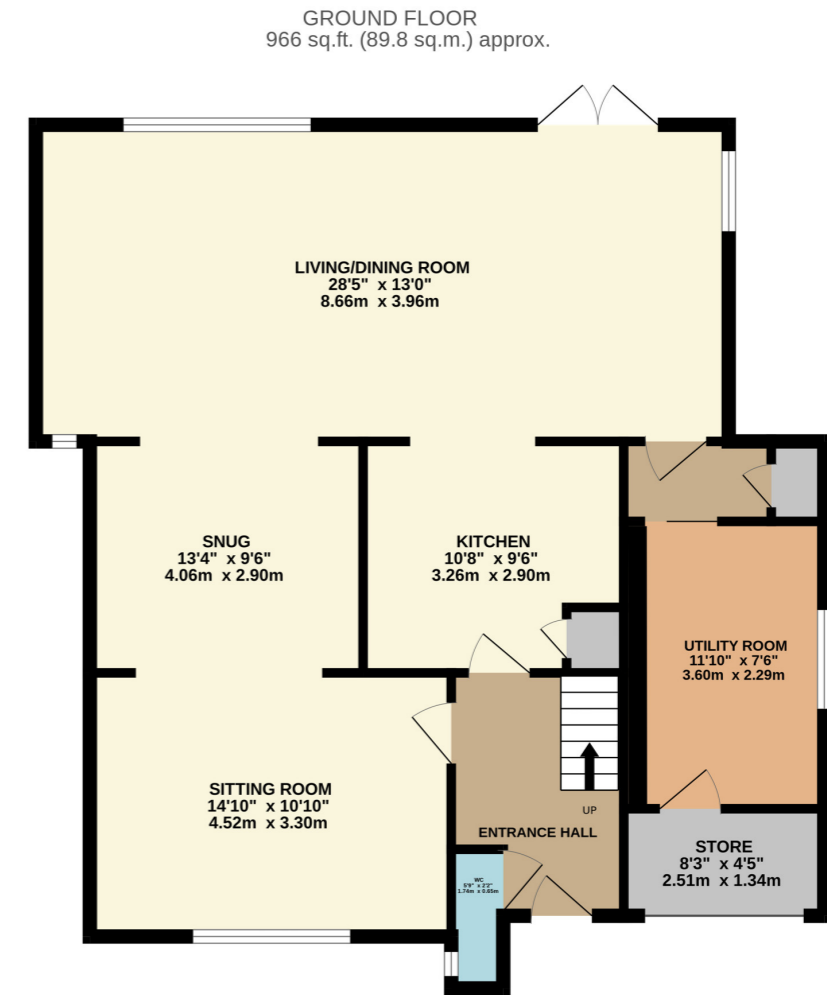
- COUNCIL TAX: F**

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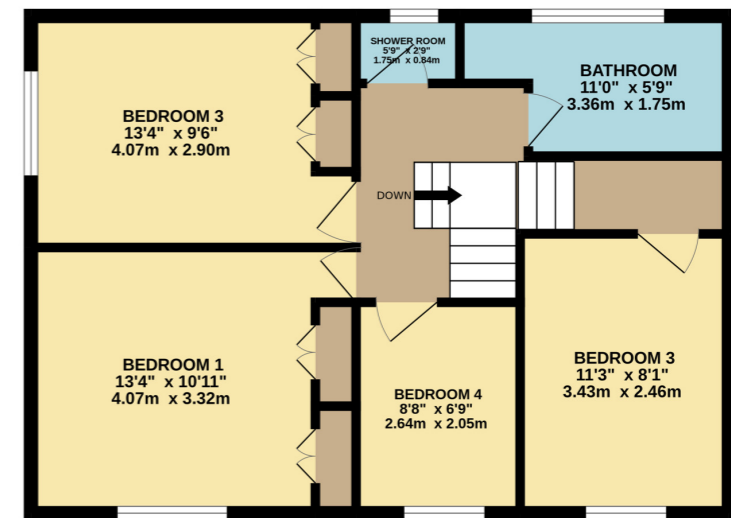
- ENERGY RATING: D**

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- TENURE: FREHOLD**



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## OUTSIDE

To the front of the property is a driveway with off street parking and a lawned garden with flowering borders.

A side garden and pathway lead to the rear of the property where there are enclosed gardens with a flagged area and boundary walling and fencing.



## DIRECTIONS - HG2 9JS

From Harrogate take the Otley Road and at the traffic lights turn left into Pannal Ash Road. At the roundabout take the second turning into Yew Tree Lane where the property is situated on the right hand side.

### APPROXIMATE DISTANCES

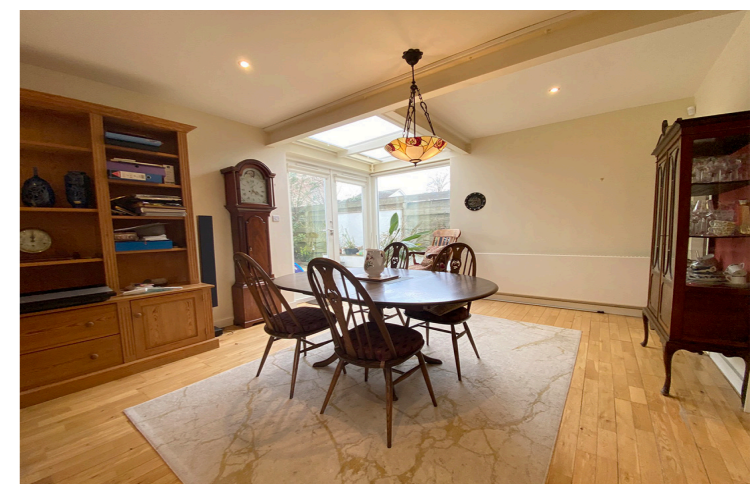
Town Centre	2,400 metres
Railway Station	2,400 metres
Bus Route	150 metres
Airport	11 miles



## INSIDE

### GROUND FLOOR

Entrance Hall	
Cloakroom wc	5'9" x 2'7"
Sitting Room	14'10" x 10'10"
Snug	13'4" x 9'6"
Living/Dining Room	28'5" x 13'
Kitchen	10'8" x 9'6"
Utility Room	11'10" x 7'6"
Store	8'3" x 4'5"





## FIRST FLOOR

Landing

Bedroom One

13'4" x 10'11"

Bedroom Two

13'4" x 9'6"

Bedroom Three

11'3" x 8'1"

Bedroom Four

8'8" x 6'9"

Bathroom

11' x 5'9"

Shower Room

5'9" x 2'9"

