

18 YEW TREE LANE
HARROGATE
HG2 9JS



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**An extended, detached property in a sought after location
close to local amenities**

Entrance Hall | Cloakroom with wc | Sitting Room | Snug | Living/Dining Room

Kitchen | Utility Room | Store

Four Bedrooms | Bathroom | Shower Room

Gardens to Front & Rear | Parking

Council Tax: F | Energy Rating: D | Tenure: Freehold

£625,000





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.



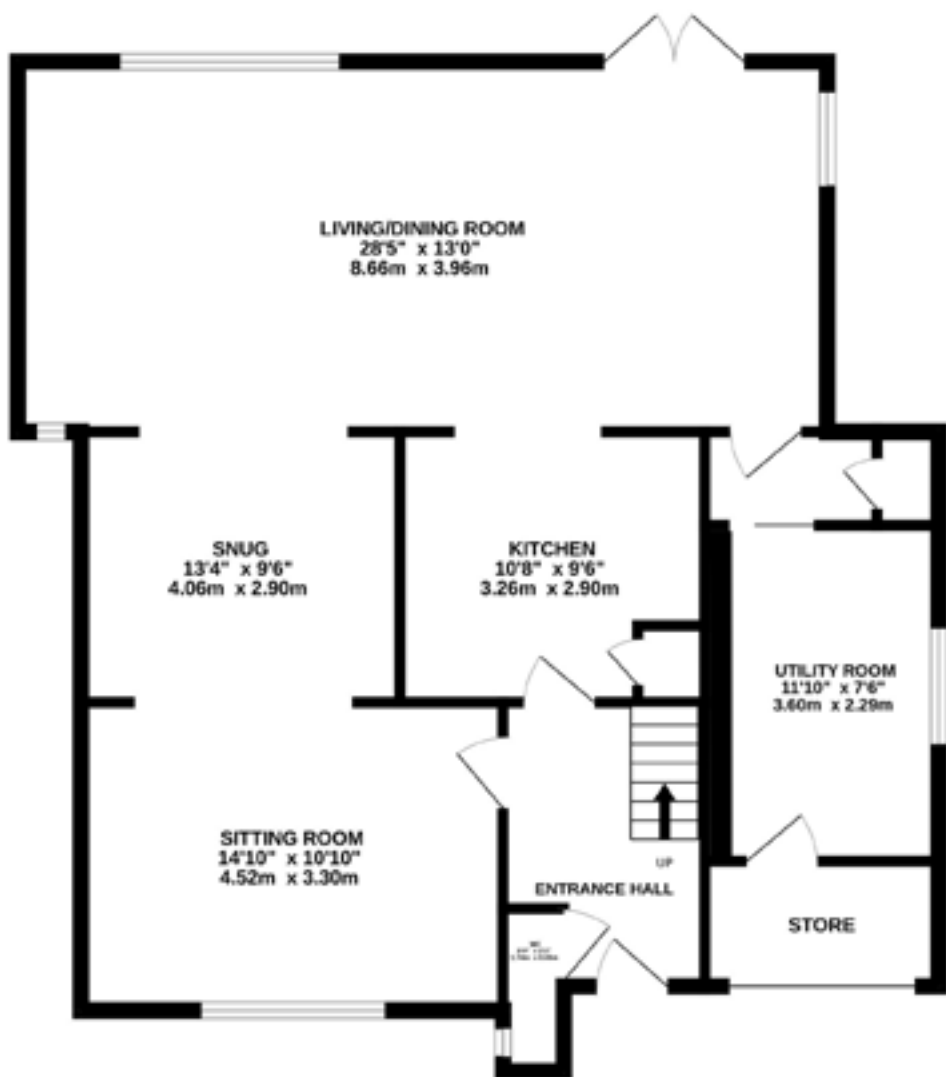
OUTSIDE

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

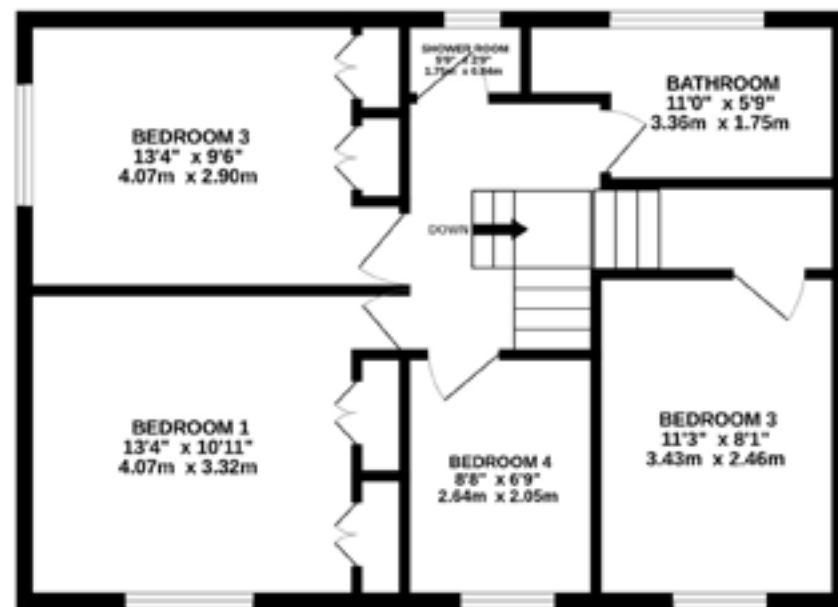
A side garden and pathway lead to the rear of the property where there are enclosed gardens with a flagged area and boundary walling and fencing.



GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



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

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