



**47 YEWDAL ROAD
HARROGATE**

£550,000

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.

A great opportunity to purchase this spacious, extended, semi detached family property located in one of Harrogate most sought after locations, close to local schools, Harrogate Hospital and The Stray, with the town centre only a short distance away.

The property has the benefit of double glazing and central heating and offers further opportunity to extend - subject to the usual consents.

The accommodation comprises: Entrance vestibule leading to a wide entrance hall with ground floor cloakroom, living room with bay window, sitting room, dining kitchen and utility room.

To the first floor there are three bedrooms and a large house shower room.

3 BEDROOMS

2 RECEPTION ROOMS

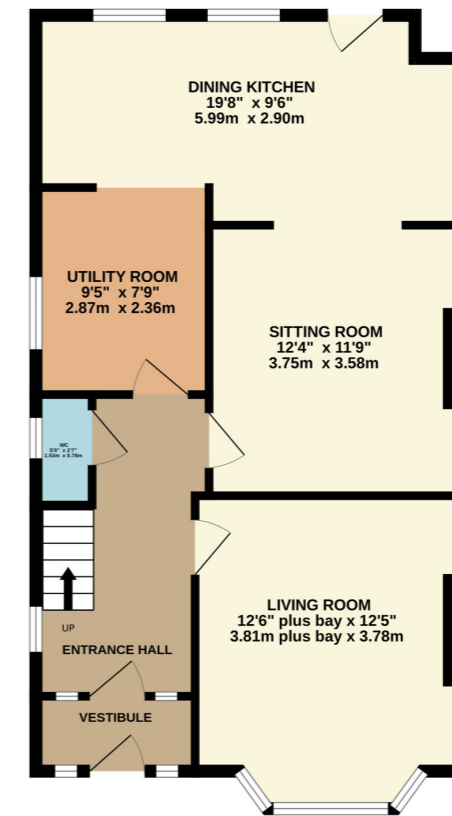
1 BATHROOM

COUNCIL TAX: D

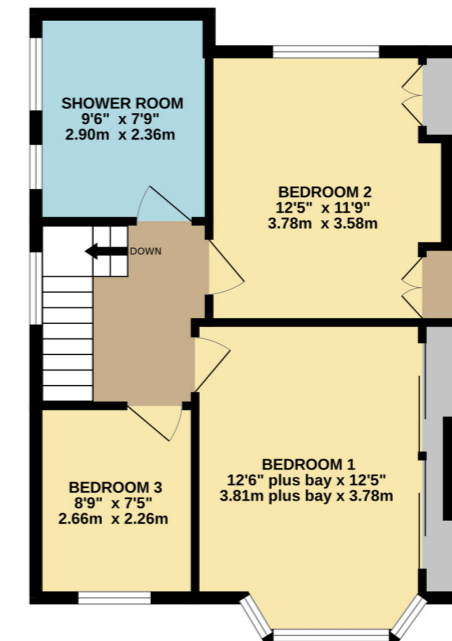
ENERGY RATING: TBC

TENURE: FREEHOLD

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.5 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 lawned garden with flowering borders and a gravelled hard stand providing parking. A long driveway with ample parking for several vehicles leads to...

Detached Garage 18'2" x 9'2" which has recently been re-roofed and has double opening doors, power and light.

To the rear of the property are enclosed gardens set mainly to lawn, with flowering borders and a timber garden shed.

DIRECTIONS - HG2 8NE

From Harrogate take Station Parade and at the traffic lights turn left onto York Place. Turn right onto Oatlands Drive and then left onto St Hilda's Road where Yewdale Road is a turning on the right hand side.

APPROXIMATE DISTANCES

Town Centre	1,500 metres
Railway Station	1,400 metres
Bus Route	320 metres
Airport	12 miles

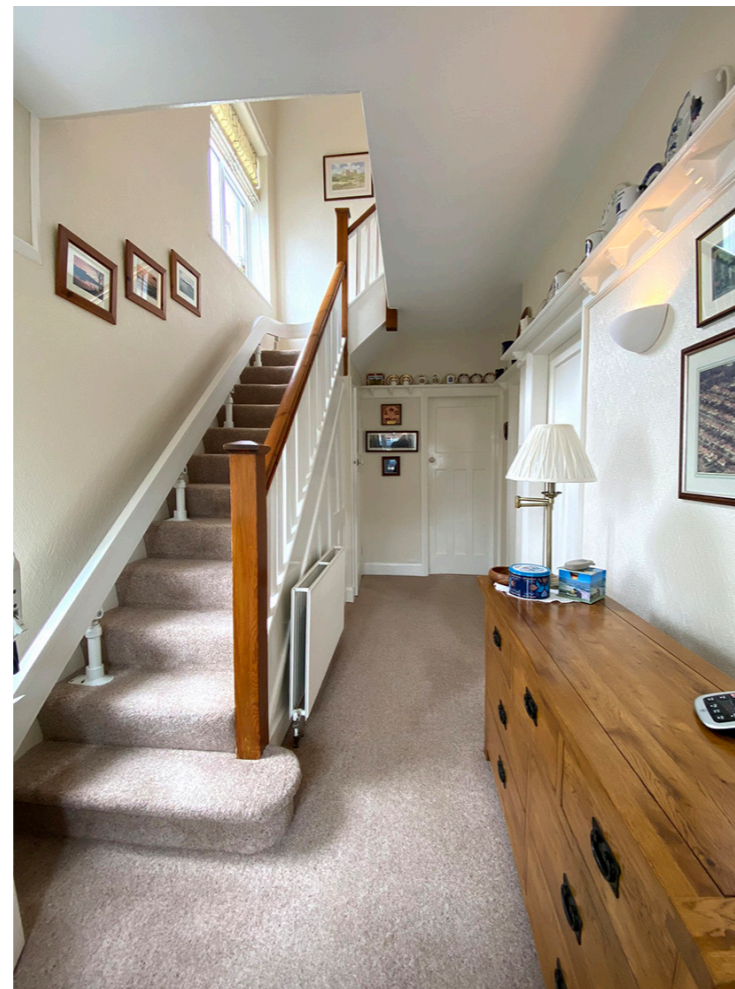




INSIDE

GROUND FLOOR

Entrance Vestibule	7'5" x 3'5"
Entrance Hall	
Cloakroom with wc	5' x 2'7"
Living Room	12'6" plus bay x 12'5"
Sitting Room	12'4" x 11'9"
Dining Kitchen	19'8" x 9'6"
Utility Room	9'5" x 7'9"



FIRST FLOOR

Landing	
Bedroom One	12'6" plus bay x 11'9"
Bedroom Two	12'5" x 11'9"
Bedroom Three	8'9" x 7'5"
Shower Room	9'6" x 7'9"

