

14 WHINNEY LANE
HARROGATE
HG2 9LT

NT NICHOLLS
TYREMAN
FOR SALE
01423 503076
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**NICHOLLS
TYREMAN**

14 WHINNEY LANE | HARROGATE | HG2 9LT

**A brick built semi detached property
in an enviable position close to local amenities**

Entrance Hall | Living Room | Dining Room | Kitchen

Three Bedrooms | House Bathroom

Large Gardens | Off Street Parking

Council Tax: Band C | Energy Rating: D | Tenure: Freehold

£450,000





A beautifully presented, brick built, semi detached property, situated in this enviable location within the catchment of The Grammar School, close to local schools, the Otley Road shopping parade, Bettys and recreational areas.

The property is extremely spacious and beautifully presented, with the benefit of double glazing and central heating. An internal inspection is truly required to appreciate the accommodation which comprises: Entrance vestibule, entrance hall, large living room with bay window and log burning fire, being open plan to a large dining room and fitted kitchen with integrated appliances.

To the first floor is a large study landing, three good size bedrooms and a beautifully appointed, fully tiled bathroom with standalone bath and separate shower cubicle.



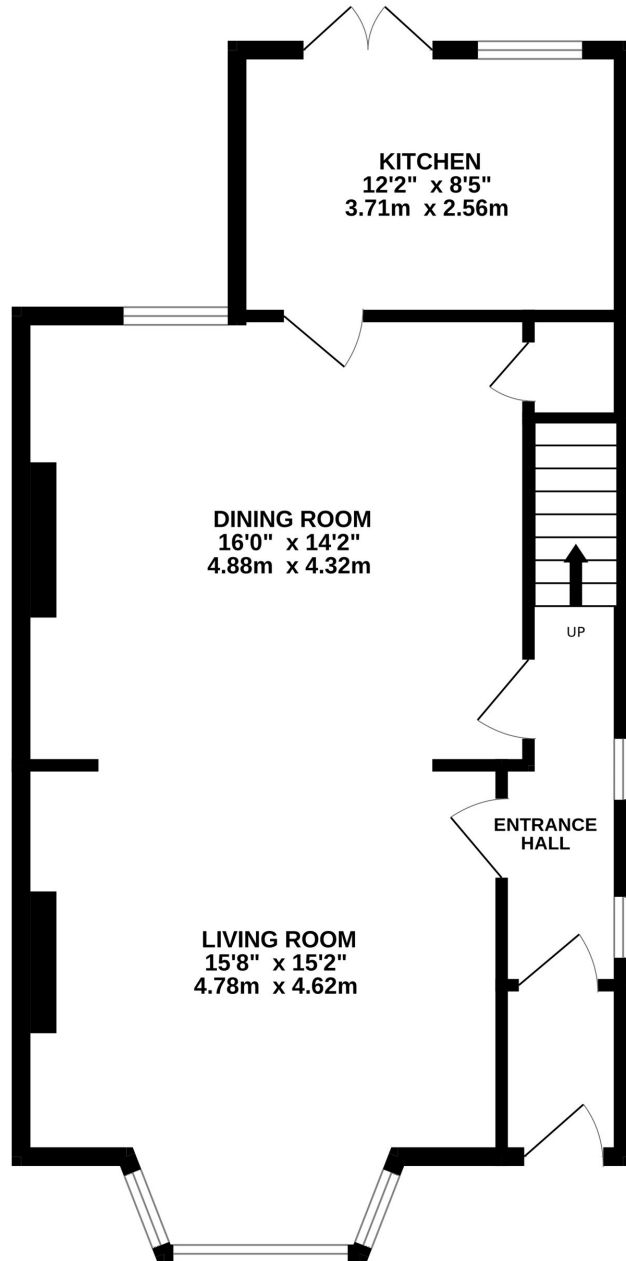
OUTSIDE

To the front of the property is off street parking for one vehicle and a forecourt garden.

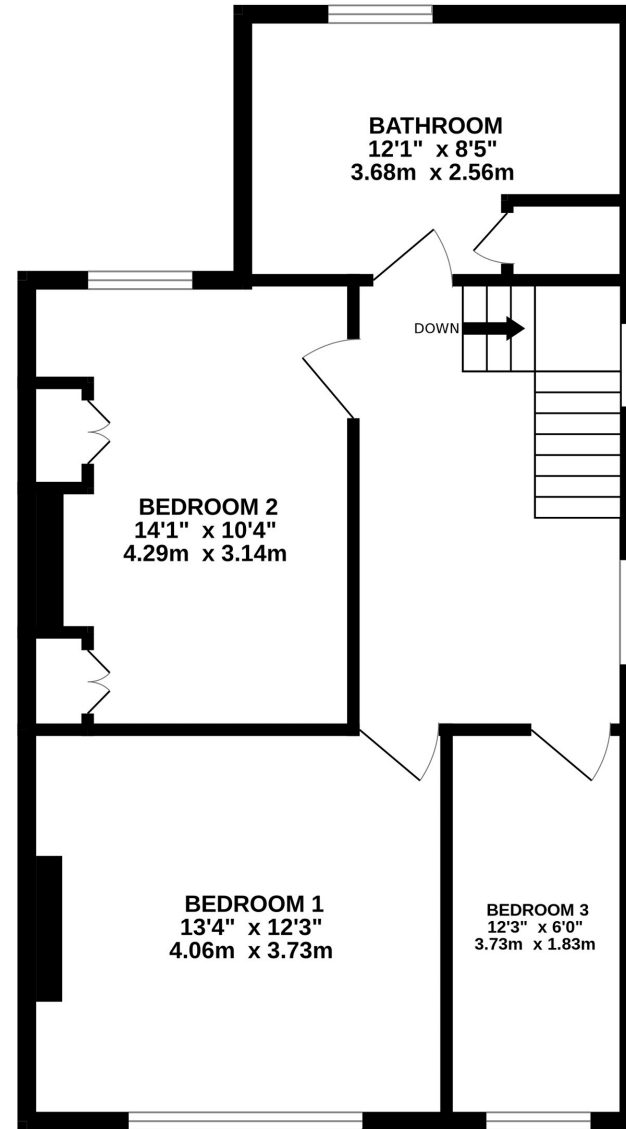
A side pathway and drive leads to double gates. To the rear of the property are extremely large gardens with flagged patio, lawn, timber boundary fencing and garden shed.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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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