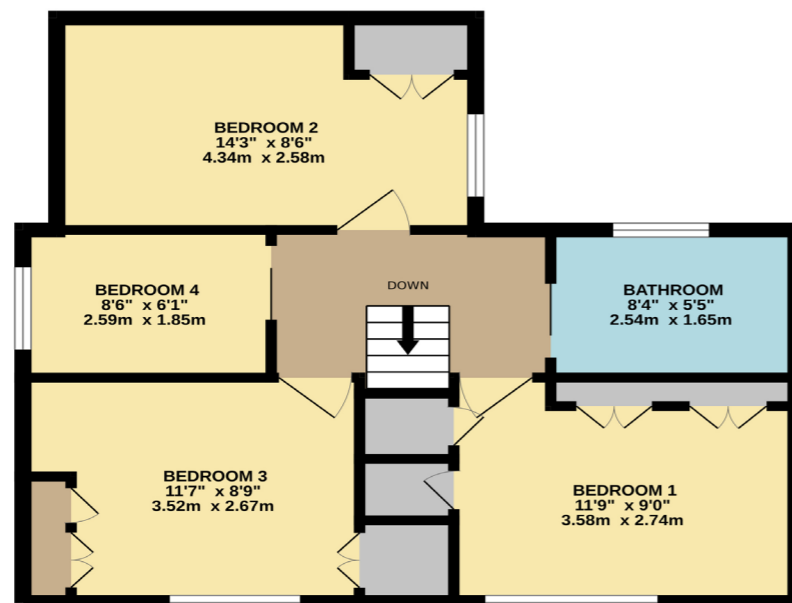
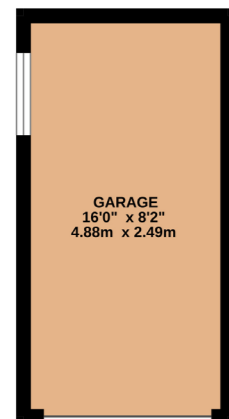


GARAGE  
131 sq.ft. (12.2 sq.m.) approx.

1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 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

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.

**4 LAVERTON GARDENS  
HARROGATE**

**£439,000  
CHAIN FREE**

A well presented, brick built, detached extended family property, located in this quiet tree lined cul-de-sac, close to excellent local school, shopping parade and recreational areas. Harrogate town centre is only a short distance away.

The property has the benefit of double glazing and central heating with a two storey extension to the rear. The accommodation briefly comprises: entrance porch, entrance vestibule, good size living room with bay window to front, dining room, fitted kitchen and family room. To the first floor there are four bedrooms and a house bathroom.

The property benefits from a driveway to each side, one leading to the detached garage. A pathway leads to the rear of the property where there are steps to a raised area, lawned garden with timber boundary fencing and flowering borders.

**4 Bedrooms**

**3 Reception Rooms**

**1 Bathroom**

**Council Tax: D**

**Energy Rating: TBC**

**Tenure: Freehold**



**DIRECTIONS - HG3 2XR**

From Harrogate take the Ripon Road and at the traffic lights turn left onto Jennyfield Drive. Turn left into Grantley Drive where Laverton Gardens is then a turning on the left hand side.

**APPROXIMATE DISTANCES**

Town Centre	1.3 miles
Railway Station	1.4 miles
Bus Route	320 metres
Airport	13.5 miles