

47 CROSSWAYS DRIVE
HARROGATE
HG2 7DH



NICHOLLS
TYREMAN

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A fantastic opportunity to purchase this spacious three bedroom semi-detached home situated in a popular residential area close to local amenities, transport links and the town centres of both Harrogate and Knaresborough only a short drive away

Entrance Hall | Living/Dining Room | Kitchen

Three Bedrooms | House Bathroom

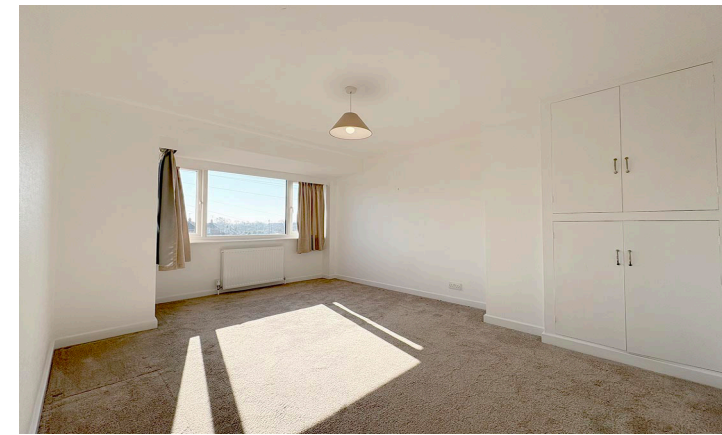
Garden | Off Street Parking

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

£275,000

NO CHAIN



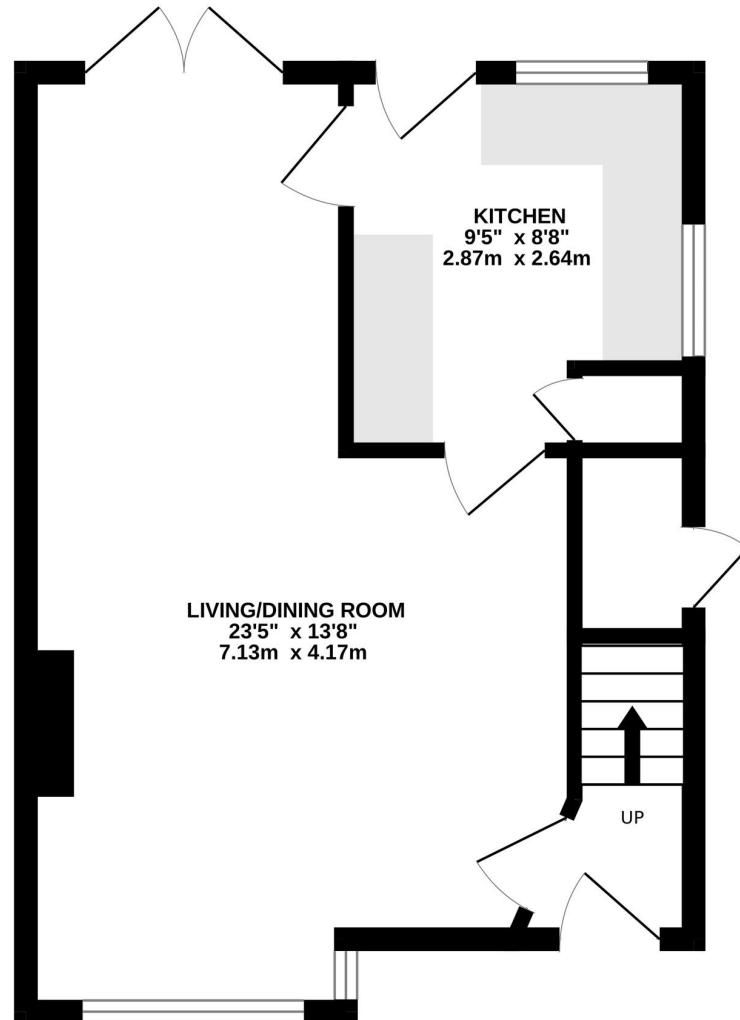


The property benefits from gas fired central heating and double glazing throughout and briefly comprises; Entrance leading to spacious living/dining room with a lovely bay window at the front and double patio doors at the rear leading to the garden. The kitchen offers fitted wall and floor units along with a storage cupboard and door into the garden.

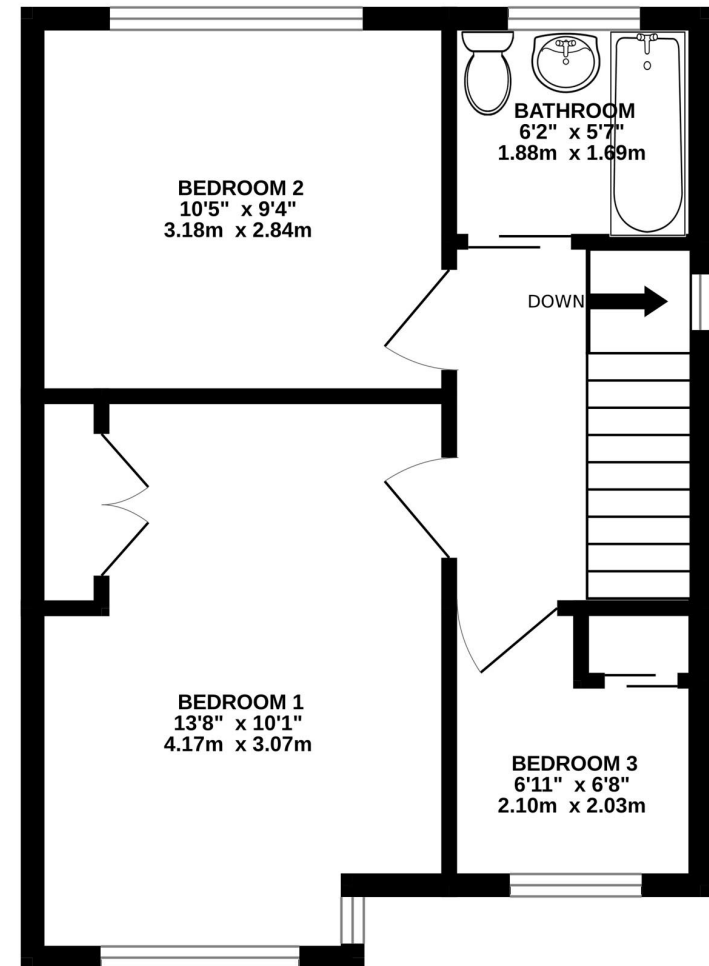
The first floor offers three bedrooms, the main bedroom is a lovely double room benefitting from the bay window and cupboard space. There is a further double bedroom and a single room along with the house bathroom offering white suite comprising; bath with shower over, wash basin and wc.

Externally the property benefits from a driveway for two cars, lawned front garden and a lovely garden at the rear with decked area, lawn and a fantastic summer house which comes with built in electrics and is perfect for an outside office/gym/hobby room.

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.





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

WWW.NICHOLLSTYREMAN.COM

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.