



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed up the Ripon Road and over the hill turning left at the traffic lights into Jennyfields Drive. Take a right turning into Harewood Road then turning right again into Markenfield Road.

41 Markenfield Road, Harrogate

£200,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

This well presented semi-detached home located in a popular residential area close to Harrogates town centre boasts extended living space, two double bedrooms and attractive enclosed rear gardens.

Fronted by a lawned garden with shaped hedging and a side driveway large enough for three vehicles, the accommodation opens to an entrance hall that leads into the bay fronted sitting room with central feature fireplace and built in study space. To the rear elevation the kitchen is fitted with modern units with space for a family dining table and French doors that extend into an impressive conservatory. French doors open out to the fully enclosed rear gardens that present patio seating areas, shaped lawn with attractively planted borders and two timber storage sheds. To the first floor the central landing branches to two well-proportioned double bedrooms and a stylish

house bathroom with contemporary sanitary ware and over bath shower.

Located on the North Western Outskirts of Harrogate, this popular residential area attracts families and professional couples alike. There are excellent local amenities close by, including a primary school, leisure centre and shops. There is easy access to open countryside and the beautiful Yorkshire dales, whilst a short drive or bus journey provided by a regular service takes you into the town centre which offers boutique shopping, an excellent range of restaurants and bars, and the famed 200 acre Stray Parkland. The town is also renowned for it's reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
2 minutes walk



Main Roads
A1M 11 miles



Train
Harrogate 1.8 miles



Airport
Leeds/Bradford 11 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band B

Tenure
Freehold