



47 Yewdale Road, Harrogate

£469,950 Freehold



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A superb three-bedroom bay-fronted semi-detached house offering generous and extended living accommodation with two good-sized reception rooms and dining kitchen, completed by attractive southwest-facing rear garden.

This mature family home is situated on the ever popular "Saints" estate to the south side of Harrogate, in a most attractive position within a short walk of excellent schools , shops, and Hornbeam Park railway station. The accommodation offers scope for further extension, subject to the usual consents.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

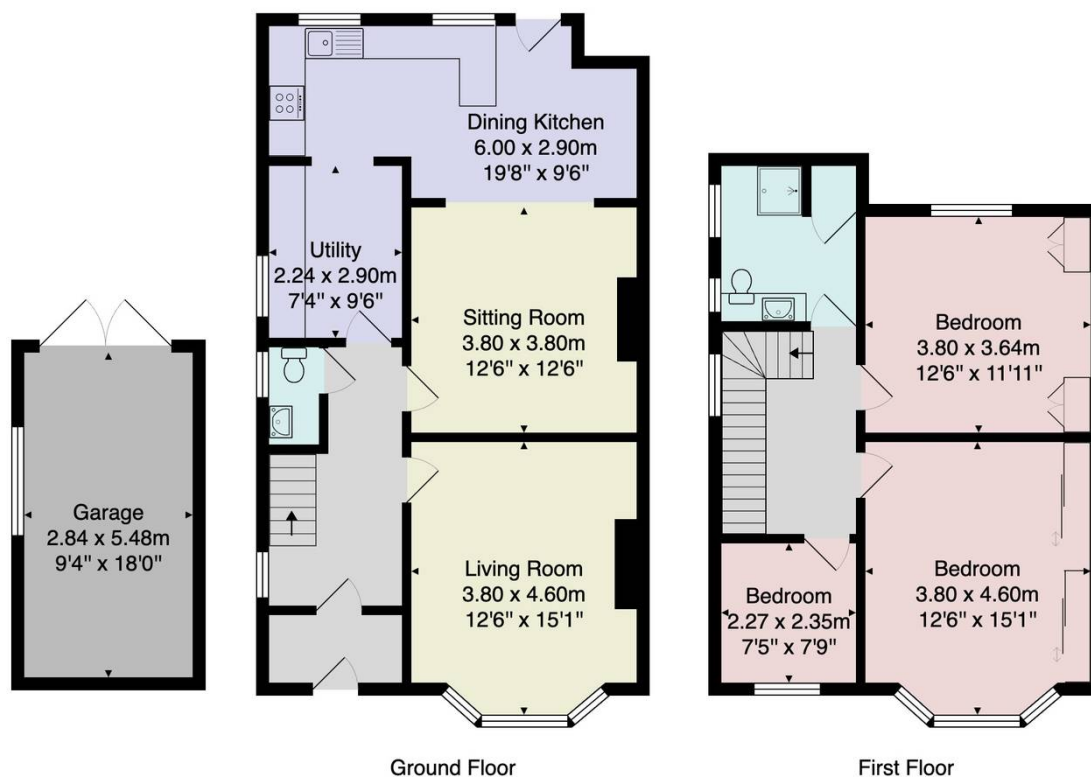


The property is set back from the road by a front lawn with side driveway wrapping around to the rear, leading to the garage. Stepping inside, a bright porch leads to a welcoming entrance hall with useful downstairs WC. To the front elevation, the spacious living room with bay window and feature fireplace provides a great space for family relaxation. To the rear, the lovely sitting room provides further hosting space, with elegant cornicing, open-plan to the dining kitchen with a range of wall and base units, and then to a generously-sized utility area. A door from the kitchen leads to the rear garden, an excellent lawned space adjacent to the garage building, enclosed and bordered by planting beds.

Upstairs, two well-proportioned double bedrooms, both with in-built wardrobes with a mixture of hanging space and shelving, a beautiful bay window to the front, and a third single bedroom are served by the shower room with walk-in shower and airing cupboard.

Outside, excellent well-stocked front and rear gardens, the rear garden being enclosed and enjoying a southwest-facing aspect. Driveway providing ample off-street parking leads to a single detached garage with power and light.





Total Area: 121.0 m² ... 1303 ft² (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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