



41 Silverfields Road, Harrogate, North Yorkshire, HG1 4SY

**£285,000**

Guide Price



## 41 Silverfields Road, Harrogate, North Yorkshire, HG1 4SY

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A well-presented three-bedroom semi-detached house with driveway parking and good-sized garden, situated in this convenient location, close to the Stray and Harrogate town centre.

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This super property comprises a stunning open-plan kitchen and dining area, sitting room, three bedrooms and modern bathroom. There is a driveway to the front which provides parking and to the rear is a good-sized garden with planted borders and patio.

The property is situated in a quiet residential position, just a stones throw from the famous Harrogate Stray, well served by local amenities on Knaresborough Road and is just a short distance from Harrogate hospital and within walking distance of Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A reception room with bay window and wall mounted electric fire.

### **DINING KITCHEN**

A large open-plan kitchen and dining area with glazed doors leading to the garden. The kitchen comprises a range of fitted units with Belfast sink, gas hob, integrated electric oven, fridge, wine fridge, dishwasher and washing machine.

## **FIRST FLOOR**

### **BEDROOMS**

There are three bedrooms on the first floor.

### **BATHROOM**

A modern white suite comprising WC, basin, bath and free-standing shower. Tiled walls and floor. Heated towel rail.

### **OUTSIDE**

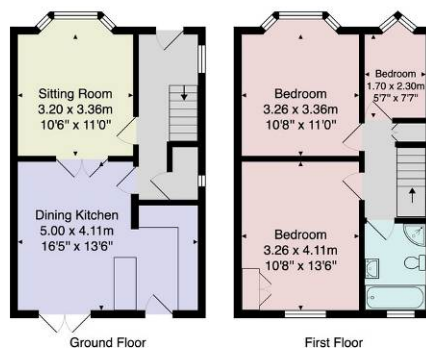
A block-paved drive provides off road parking. To the rear of the property, there is an enclosed garden with planted borders, paved sitting area and timber garden shed.

**Tenure - Freehold**

**Council Tax Band - C**







Total Area: 78.7 m<sup>2</sup> ... 848 ft<sup>2</sup>  
 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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## Verity Frearson

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		