# 47 Yewdale Road, Harrogate

£469,950 Guide Price

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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

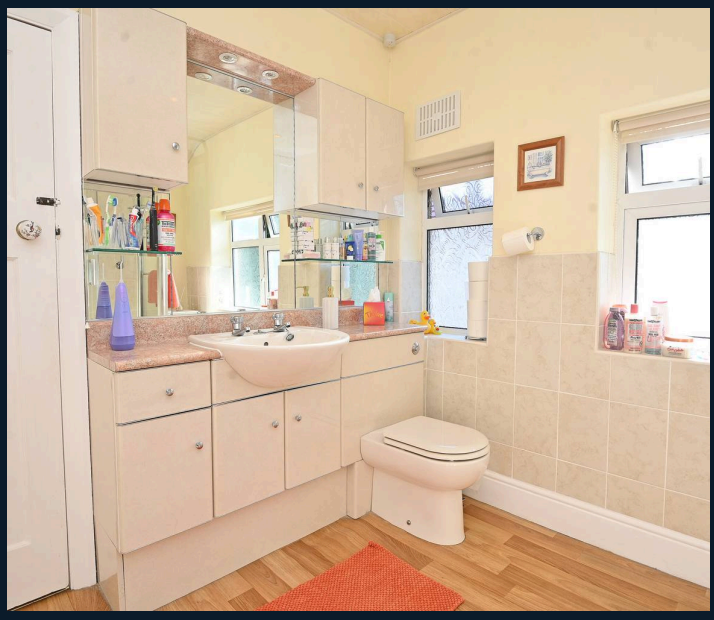
EPC Energy Efficiency Rating: D

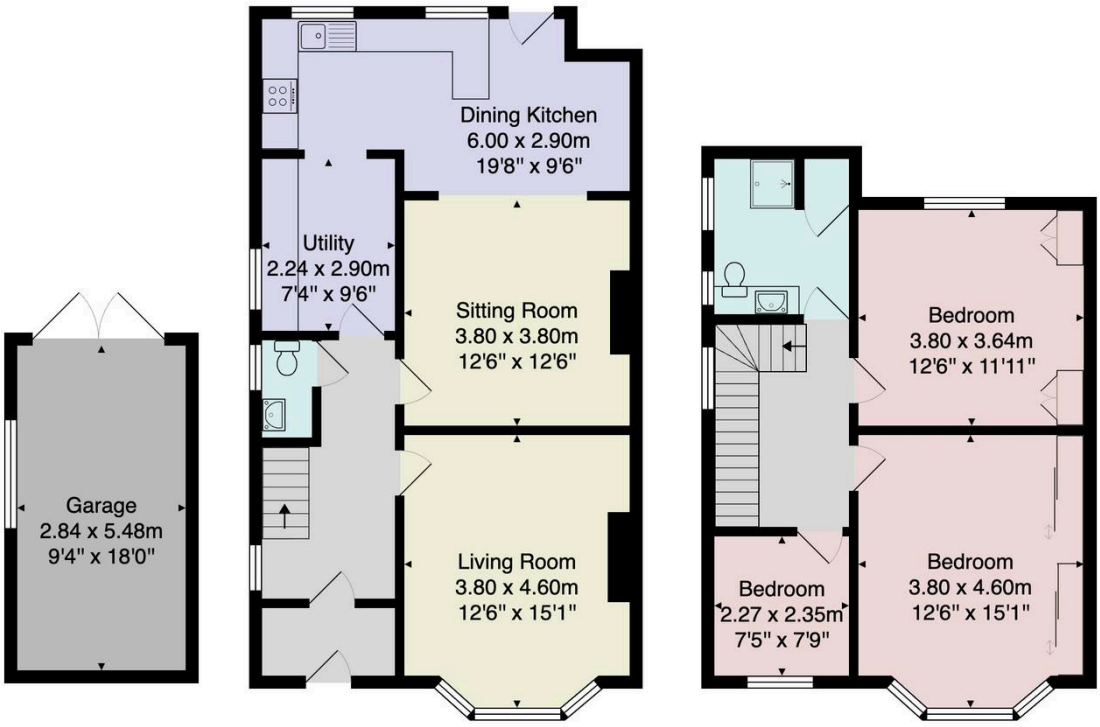
EPC Environmental Impact Rating: D

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.






Ground Floor First Floor

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