



VERITY  
FREARSON

41 NIGHTINGALE DRIVE, HARROGATE, HG1 4NJ

GUIDE PRICE £435,000

# 41 NIGHTINGALE DRIVE,

*Harrogate. HG1 4NJ*

**A spacious six-bedroom, three-bathroom townhouse with garage, off-street parking and one of the largest gardens on the development. Occupying an impressive plot within this highly sought-after development, the property offers generous and versatile accommodation arranged over three floors, ideal for modern family living.**

Nightingale Drive enjoys an ideal position close to excellent local amenities, including shops and a railway station, while also providing convenient access to Harrogate town centre and its wide range of restaurants, schools and leisure facilities.

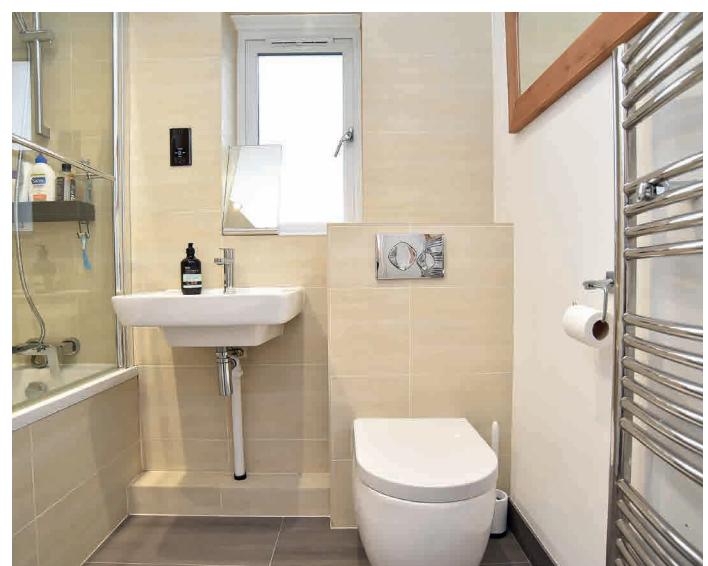
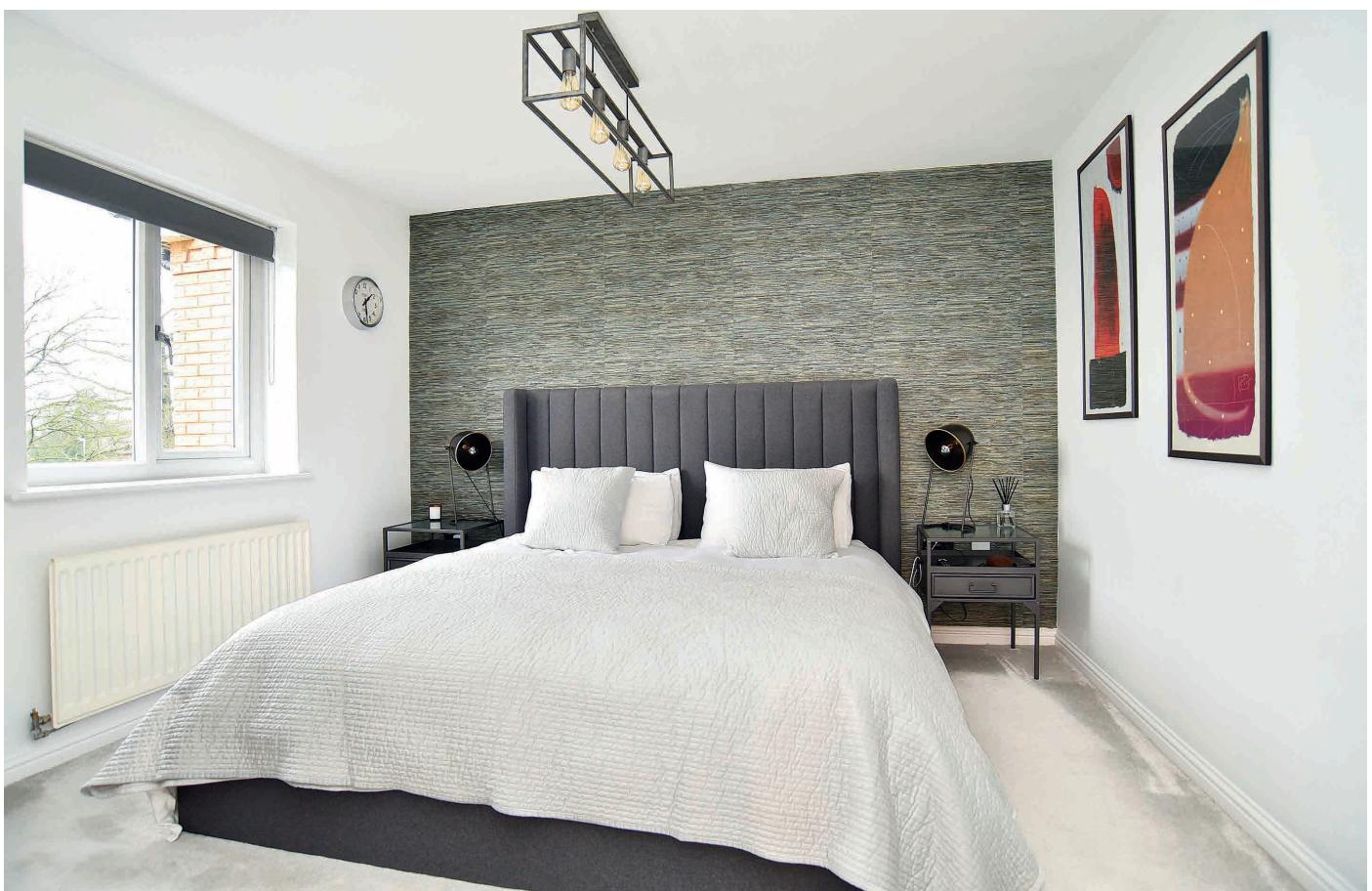


Living Room · Kitchen · Cloakroom

6 Bedrooms · 2 En-Suites · House Bathroom

Off-Road Parking · Generous Rear Garden







## ACCOMMODATION

### GROUND FLOOR

The accommodation is presented to a high standard throughout. To the ground floor, a welcoming entrance hallway sets the tone for the home, finished in neutral décor and benefiting from a useful storage cupboard. The hallway provides access to a ground-floor WC and staircase leading to the upper floors. The ground floor further benefits from under-floor heating throughout and includes a large utility room with access out to the rear garden, along with integral access into the garage, which is fitted with an electric roller shutter door.

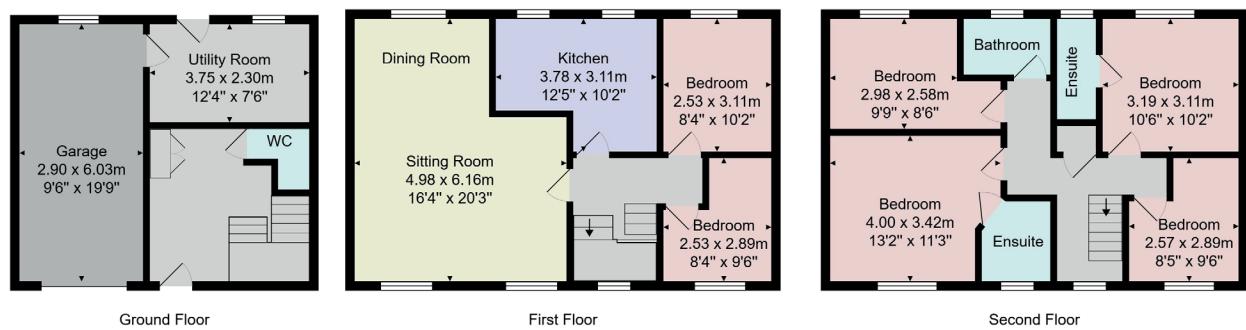
### FIRST FLOOR

To the first floor there is a spacious and light-filled L-shaped living and dining area, offering distinct yet versatile areas ideal for both relaxing and entertaining. The modern fitted kitchen is well equipped with a comprehensive range of contemporary units and a range of integrated appliances, providing a practical and stylish space for everyday living. Also on this floor are a well-proportioned double bedroom and a further single bedroom, both offering flexible accommodation. A loft hatch leads to a spacious boarded attic.

### SECOND FLOOR

The second floor offers four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while bedroom 2 also enjoys en-suite facilities. The remaining two bedrooms are served by the house bathroom, completing the internal accommodation.

# FLOOR PLAN



Total Area: 160.6 m<sup>2</sup> ... 1728 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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## Outside

A standout feature of the property is the exceptionally generous rear garden, which is one of the largest plots within the development. The garden is beautifully landscaped and predominantly laid to lawn, bordered by well-stocked planted beds and decorative stone chippings. A spacious paved patio provides an excellent space for outdoor dining and entertaining, further enhanced by a modern pergola-covered seating area with integrated lighting, creating an ideal setting for evening use. The garden is fully enclosed, offering a good degree of privacy and is well suited to both family life and social gatherings.

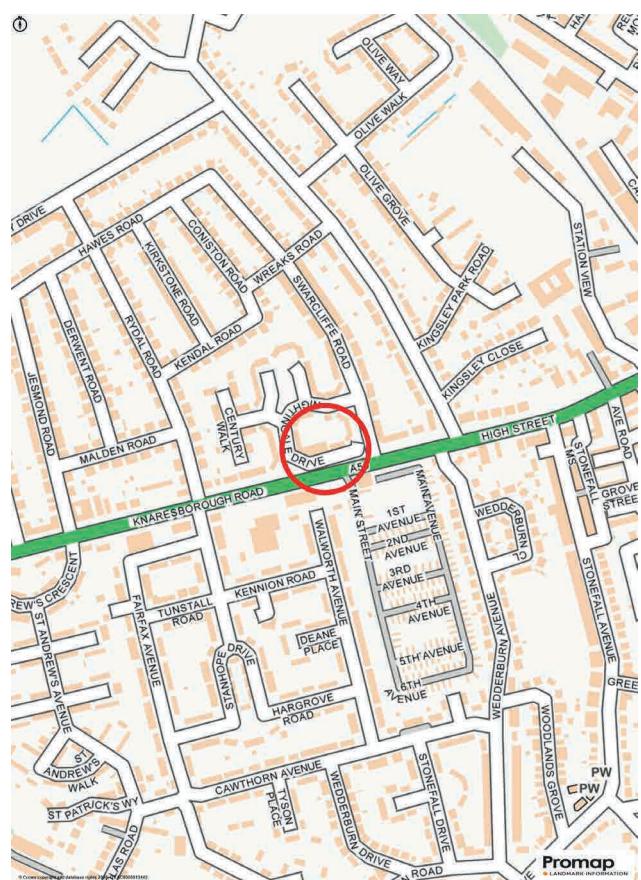
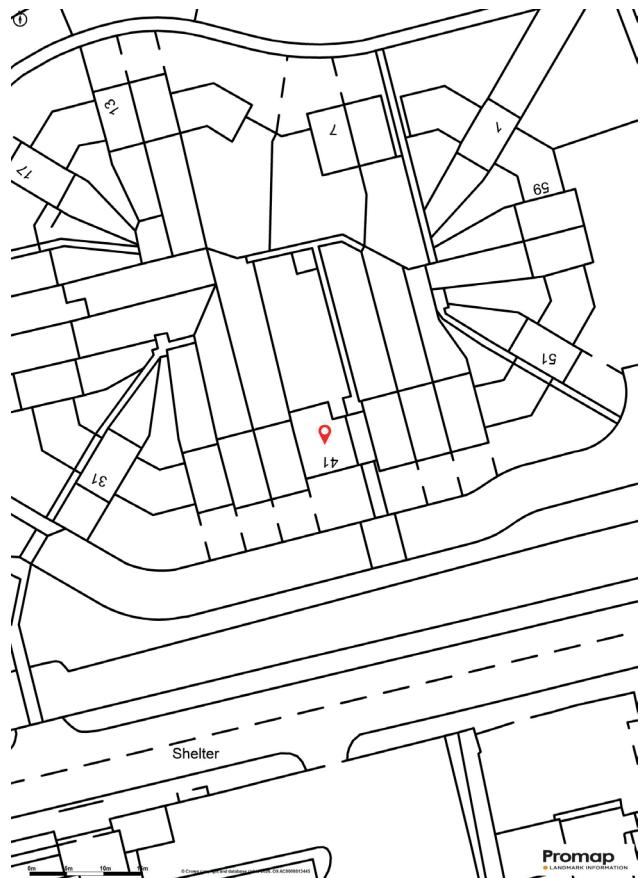
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - E



Harrogate

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