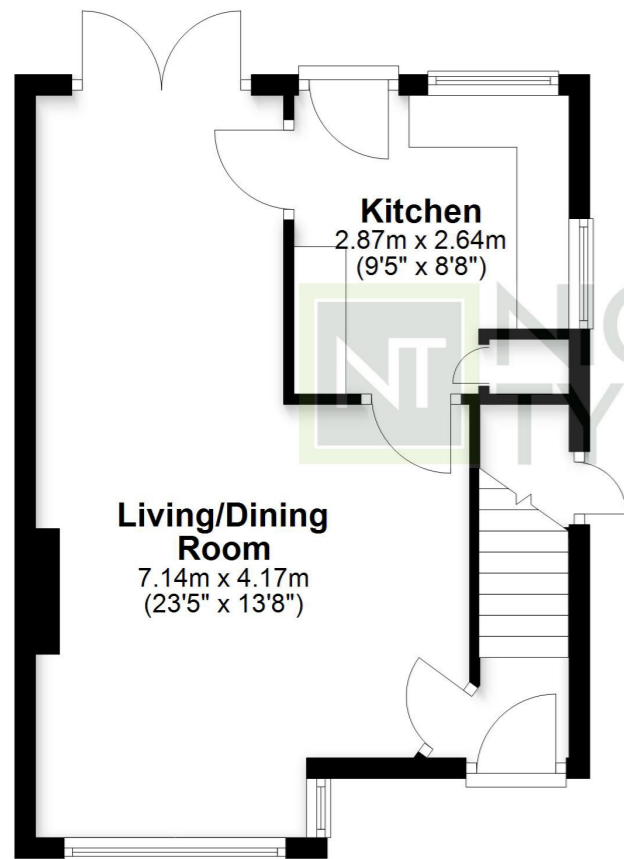
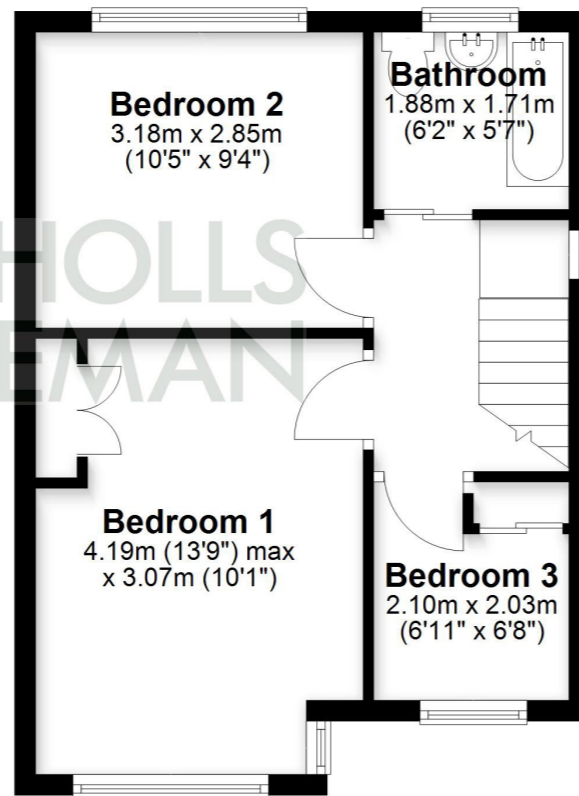


Ground Floor



First Floor



Total area: approx. 69.5 sq. metres (748.6 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



**47 CROSSWAYS DRIVE
HARROGATE, HG2 7DH**

£1,100 PCM

47 CROSSWAYS DRIVE | HARROGATE | HG2 7DH

A spacious three bedroom semi-detached home situated in a popular residential area close to local amenities, transport links and the town centres of both Harrogate and Knaresborough only a short drive away

Entrance Hall | Living/Dining Room | Kitchen

Three Bedrooms | House Bathroom

Garden | Off Street Parking

Available Now | Returnable Bond £1,269.23

Unfurnished | Energy Rating: D | Council Tax: C



The property offers well-presented and versatile accommodation throughout, benefiting from gas-fired central heating and double glazing.

The accommodation briefly comprises an entrance hallway leading into a generous open-plan living and dining room, featuring an attractive bay window to the front elevation and double patio doors opening onto the rear garden, creating a bright and welcoming living space. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace, together with a useful storage cupboard and direct access to the rear garden.

To the first floor are three bedrooms, including a spacious principal double bedroom with bay window and built-in cupboard space. There is a second double bedroom, a single bedroom ideal as a nursery, home office or guest room, and a family bathroom fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property benefits from off-street parking via a driveway providing space for two vehicles, a lawned front garden, and an attractive enclosed rear garden featuring a decked seating area and lawn.

