



16 Yew Tree Lane, Harrogate

£595,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious four-bedroom detached house occupying a popular and desirable position on the south side of Harrogate. The property is conveniently located for the town centre whilst also being close to open countryside and within easy reach of highly regarded primary and secondary schools. The well-proportioned accommodation includes generous reception space, four bedrooms, attractive gardens and ample parking, making it ideally suited to family living.

EPC: D. Council Tax: E. Freehold



GROUND FLOOR

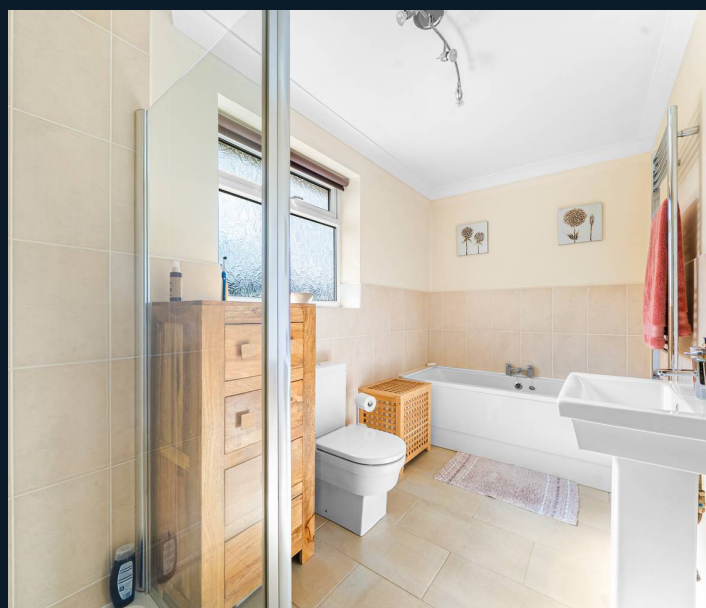
A spacious reception hall leads through to the principal living accommodation. The sitting room is a generous reception space featuring a living flame gas fire. There is a dining kitchen with space for a dining table and fitted with a range of units incorporating a gas hob, integrated double oven, microwave and dishwasher. The kitchen opens through to a family room providing an additional sitting area with glazed doors overlooking and leading onto the garden. There is also a useful utility area with plumbing for a washing machine.

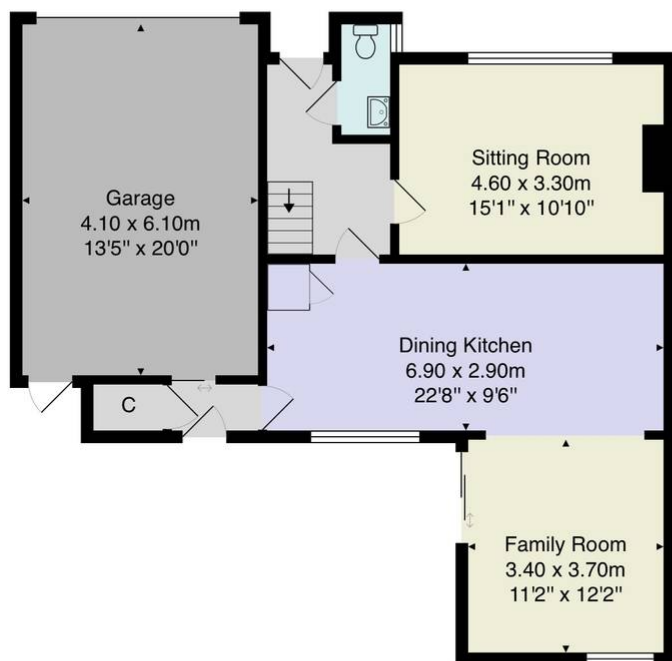
FIRST FLOOR

On the first floor there are four good-sized bedrooms together with a spacious house bathroom fitted with WC, washbasin, bath and separate shower.

OUTSIDE

A driveway provides ample off-road parking and leads to a large integral garage with light and power. To the rear there is a private and attractive garden laid mainly to lawn with planted borders and patio seating areas.





Ground Floor



First Floor

Total Area: 148.2 m² ... 1595 ft²

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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