

25 YEWDAL ROAD
HARROGATE
HG2 8NF



NICHOLLS
TYREMAN

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A conveniently located, extended semi-detached property, forming part of this sought after residential area close to excellent local schools, shops and the Harrogate Stray. Hornbeam rail link is a short distance away for commuting to Leeds and York

Entrance Porch | Entrance Hall | Living Room | Dining Room | Kitchen | Utility Room/Store | Cloakroom with wc

Three Bedrooms | Bathroom

Gardens | Summerhouse

Council Tax: D | Energy Rating: D | Tenure: Freehold

£440,000





The property truly requires an internal inspection to appreciate the well proportioned accommodation, benefiting from double glazing and central heating and comprising: An enclosed porch, a wider than average entrance hall with storage cupboard and separate wc, large living room with bay window and feature fireplace, good size dining room with sliding patio doors to the rear gardens and an extended kitchen with integrated appliances and space for a breakfast area, with doors leading to the rear gardens.

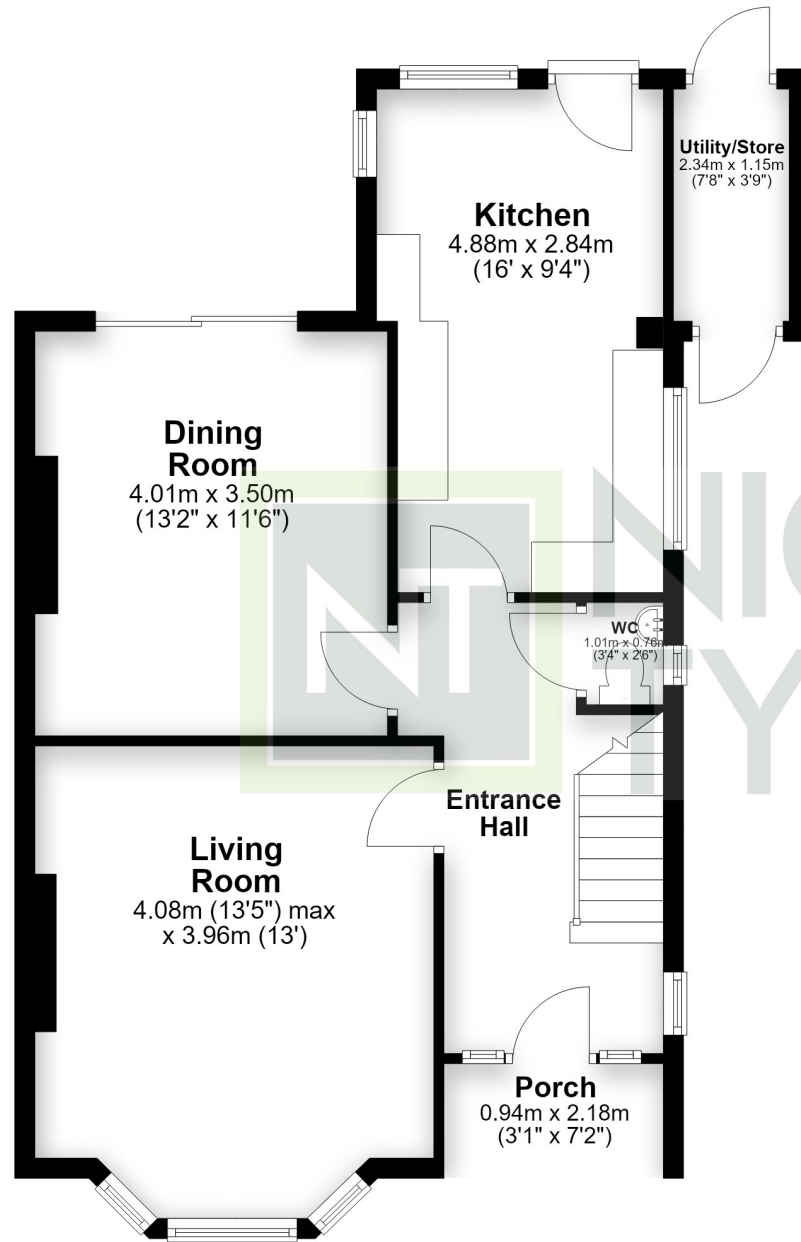
To the first floor there are three good sized bedrooms and a large bathroom with cupboard housing a Worcester central heating boiler. There is access to a large loft area which is ideal for conversion - subject to the usual planning conditions.

To the front of the property is a lawned garden with flowering borders and timber boundary fencing along with a flagged driveway leading to a utility/storeroom with plumbing for washing machine and doors to the front and rear.

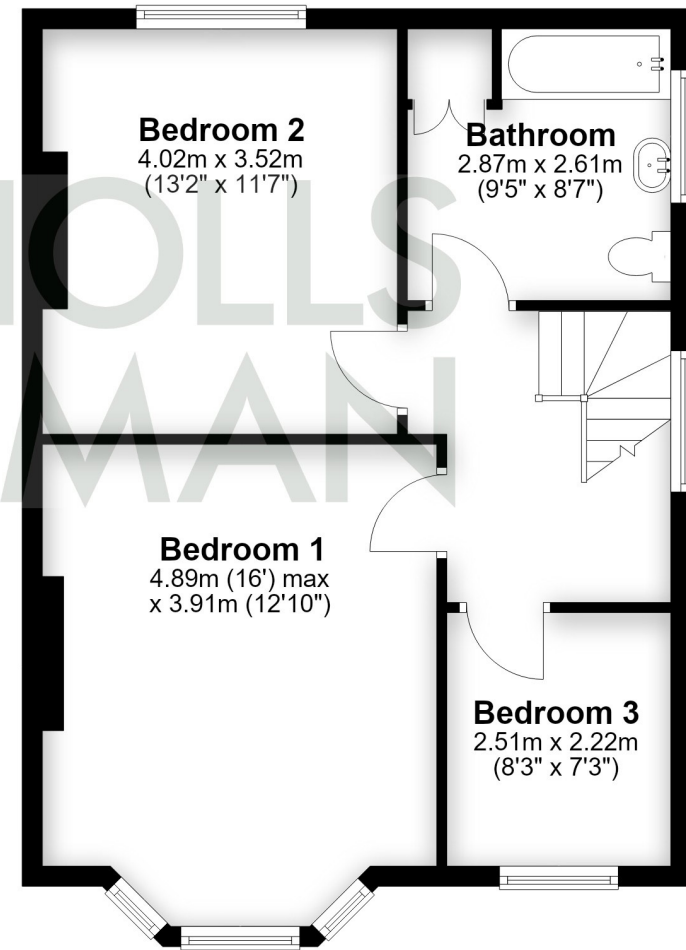
To the rear of the property is a good sized, enclosed, south facing garden with a flagged patio area, lawned gardens with flowering borders and a timber summerhouse.



Ground Floor



First Floor



Total area: approx. 114.9 sq. metres (1237.0 sq. feet)

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



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Sales: 01423 503076 Lettings: 01423 530744

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