



24 Fairways Drive, Harrogate

£299,950



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious and well-presented three-bedroom semi-detached house in this quiet and convenient location between Harrogate and Knaresborough. The property is appointed to a high standard and has two reception rooms, conservatory extension, modern kitchen, three bedrooms and bathroom. There is a driveway providing off-road parking which leads to a single garage and an attractive garden.

Fairways Drive is situated between Harrogate and Knaresborough, convenient for a range of local amenities including shops, schools and Starbeck railway station.

OUTSIDE

Driveway providing off-road parking leads to a single garage. To the rear there is an attractive garden with lawn and decked and paved sitting areas.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR ENTRANCE HALL A spacious entrance hall with window to front.

SITTING ROOM Window to front, central heating radiator, fitted cabinets and shelving and living-flame gas fire.

Opens to –

DINING ROOM A further reception room with window to rear and door leading to –

CONSERVATORY A further sitting or dining area with windows to rear and side. Overlooking the garden. Glazed doors lead to the garden.

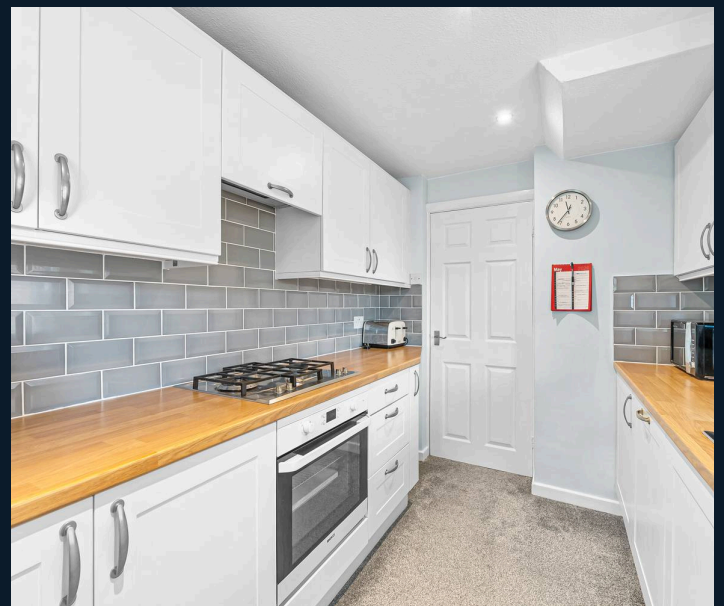
KITCHEN Having a range of wall and base units and work surfaces with inset sink. Gas hob with extractor hood above, integrated electric oven, fridge, freezer, washing machine and dishwasher. Window to side.

FIRST FLOOR BEDROOM 1 A double bedroom.

BEDROOM 2 A double bedroom with window to rear and fitted cupboard.

BEDROOM 3 A further bedroom with window to front.

BATHROOM White suite comprising low-flush WC, washbasin and bath with shower above. Window to rear.





Total Area: 86.9 m² ... 935 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

