



12 Devonshire Way, Harrogate, North Yorkshire, HG1 4BH

£265,000

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A well-presented three-bedroom semi-detached house with enclosed gardens and a garage, situated in this popular and convenient location.

The property benefits from gas-fired central heating and uPVC double glazing throughout.

Devonshire Way is a quiet residential street, conveniently located close to local amenities and Harrogate town centre, while also being on the edge of beautiful open countryside.





The lounge features a bay window and gas fire, creating a bright and welcoming living space. The dining kitchen is compact and modern, with a door leading to the conservatory, which could be used as a dining area due to its close proximity to the kitchen.

The bathroom is located on the ground floor and comprises a modern white suite including a shower over bath, low-flush WC, vanity unit with wash basin, and fully tiled walls.

To the first floor, there are three good-sized bedrooms, with the principal bedroom benefiting from fitted wardrobes.

OUTSIDE

Externally, a driveway provides off-street parking and leads to the garage. There is a shaped lawn to the front, while to the rear is an enclosed garden with fenced boundaries.

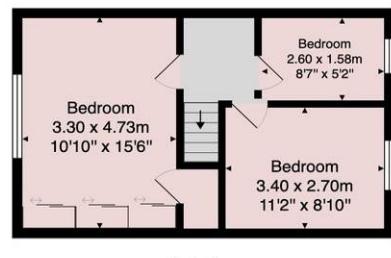
Tenure - Freehold

Council Tax Band - C





Ground Floor



First Floor

Total Area: 83.0 m² ... 893 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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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(11-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
www.epc4u.com		