



54 Yew Tree Lane, Harrogate

£319,950



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A well-presented two-bedroom semi-detached house with a good-sized garden and driveway, situated in this desirable south-side Harrogate location.

The property provides well-proportioned accommodation throughout, with a welcoming and homely feel. The bay-fronted sitting room is filled with natural light and features a charming wood-burning stove, creating a cosy focal point. To the rear, the dining kitchen is both practical and inviting, offering ample storage, wooden worktops, and space for everyday dining.

Yew Tree Lane is a desirable area to the south side of Harrogate, close to excellent local schools, shops and just a short distance from Harrogate town centre. Offered for sale with no onward chain.

Overall, this is a superb opportunity to acquire a well-located home offering great potential in a highly desirable area of Harrogate.

Council Tax band: C

Tenure: Freehold

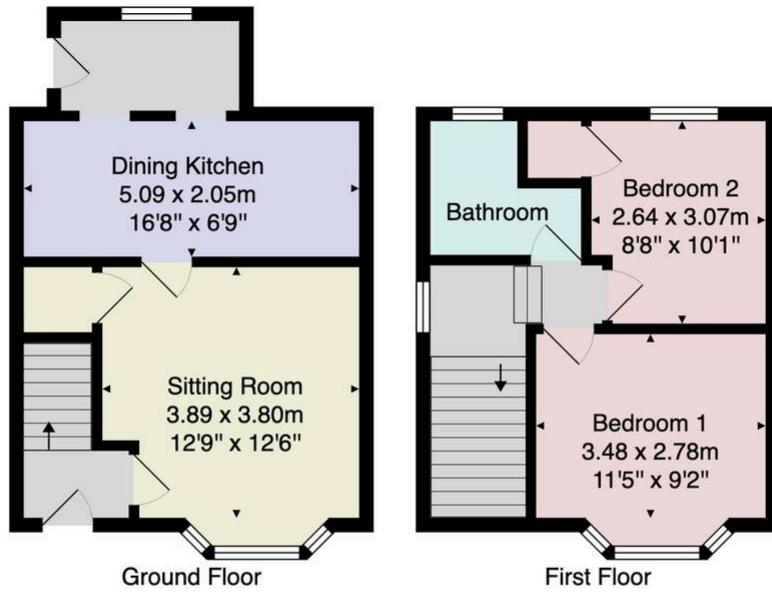


A garden room extension adds a useful and versatile additional area, ideal for use as a home office, reading space, or simply a place to relax while enjoying views over the garden.

Upstairs, there are two good-sized double bedrooms, including a particularly bright principal bedroom with a bay window. The accommodation is completed by a modern shower room.

Externally, the property enjoys a generous and well-maintained rear garden, mainly laid to lawn and enclosed by mature hedging, providing a good degree of privacy. To the front, there is a driveway offering off-street parking and access to the rear, along with a neatly presented garden.





Total Area: 66.7 m² ... 718 ft²

All measurements are approximate and for display purposes only.

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