



**149 Jenny Field Drive, Harrogate, North Yorkshire, HG3 2XQ**

**£289,950**

# 149 Jenny Field Drive, Harrogate, North Yorkshire, HG3 2XQ

A well-presented three-bedroom link semi-detached house featuring a garden, garage and driveway, positioned in a convenient location well served by local amenities and enjoying a pleasant open aspect to the front.

The spacious accommodation comprises a dining kitchen, generous sitting room, entrance hall and ground-floor WC. To the first floor there are three good-sized bedrooms and a modern house bathroom. Outside, a driveway provides ample off-street parking and leads to a garage. The property also benefits from an enclosed rear garden and an open lawned garden to the front.

The home is situated on the north side of Harrogate, close to excellent local amenities and within easy reach of the town centre.





## ENTRANCE HALL

## GROUND FLOOR WC

## SITTING ROOM

Bay window to front elevation. Central heating radiator. Open staircase rising to first floor.

## DINING KITCHEN

A modern range of wall and base units with working surfaces having inset sink. Appliances include an electric oven, four ring gas hob, extractor fan above, integrated fridge, freezer and an integrated dishwasher. Plumbing and space for washing machine. Space for family dining table. Window to the rear elevation. Patio doors out to decked seating area.



## FIRST FLOOR

## LANDING

Useful storage cupboard, loft hatch to roof void.

## BEDROOM ONE

Newly fitted bespoke wardrobes with sliding doors. Window to front elevation. Central heating radiator.

## BEDROOM TWO

Newly fitted bespoke wardrobe. Window to rear elevation. Central heating radiator.

## BEDROOM THREE

Window to rear elevation. Central heating radiator.

## BATHROOM

Panelled bath with shower over and screen, Low flush WC, and pedestal wash hand basin. Chrome heated towel radiator, window to front elevation.

## OUTSIDE

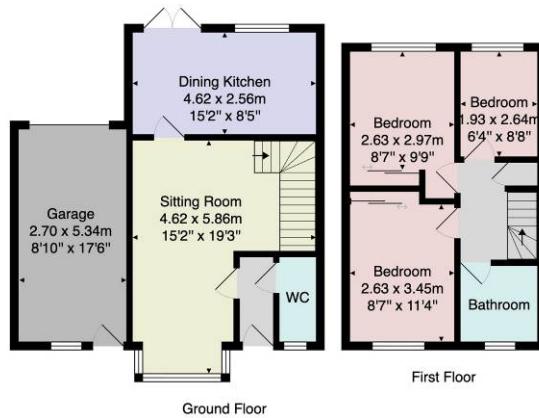
A driveway to the rear provides off street parking and leads to a garage.

An open lawn garden to the front and a private and enclosed garden to the rear with shaped lawn and decked seating area.

**Tenure** - Freehold

**Council Tax Band** - C





Ground Floor      First Floor

Total Area: 87.4 m<sup>2</sup> ... 941 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	87
(61-81)	B	
(55-60)	C	74
(50-54)	D	
(39-49)	E	
(21-38)	F	
(11-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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