



## Yew Tree Lane, Harrogate

- SOUGHT AFTER SOUTH SIDE LOCATION
- Open plan kitchen dining area with bi-fold doors to the garden
- Three/ Four bedrooms, three bathrooms
- New gas central heating
- Newly laid block paving driveway
- Modernised throughout and extended to a high specification
- Landscaped gardens with porcelain tiled patio
- Garden Annex - ideal as an additional bedroom/ office/ snug/ additional income
- New windows
- Council Tax: C



**Guide Price £479,000**



# Yew Tree Lane, Harrogate

## DESCRIPTION

A UNIQUE THREE TO FOUR BEDROOM PROPERTY IN AN IDEAL LOCATION.

Available to the market chain free, this stunning property has been recently renovated to a very high standard. Extended to feature the all important open plan kitchen/ dining space, three bedrooms, two bathrooms and featuring a superior outbuilding complete with a shower room. Situated in a prime South side location, Yew Tree Lane is highly sought after, with very well regarded schools close by and a short distance from Harrogate's Town Centre.

Ideal as a family home or for those downsizing, the property briefly comprises: Entrance into the hallway with door to the bright and airy lounge with bay window, through to the newly fitted kitchen complete with granite work surfaces, tap with boiling water, fully integrated appliances, utility area and ground floor guest cloakroom. Bi-fold doors from the dining room open to the garden and patio area.

Stairs rise to the first floor hallway with doors to bedroom one with bay window and en-suite shower room, bedroom two and three and family bathroom.

Outside to the front, a newly laid block paved driveway with ample off-street parking and side access to the rear garden. The landscaped rear garden features a patio area laid to high quality porcelain tiles, flowering borders with mature hedges and outbuilding. The outbuilding offers a multitude of opportunities as extended living space, office space, children's snug or earning potential for an Airbnb, fully equipped with under floor heating and bathroom.

In 'turn key' condition, a rare opportunity in this sought after area. An early viewing comes highly recommended.

### Material Information

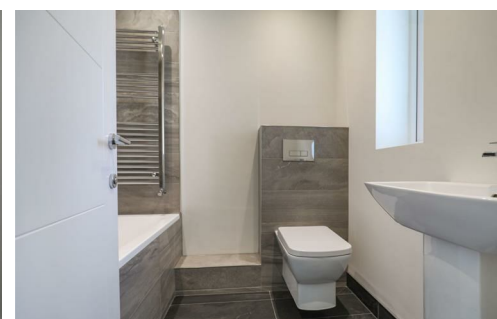
Tenure Type: Freehold

Council Tax Banding C

### EPC

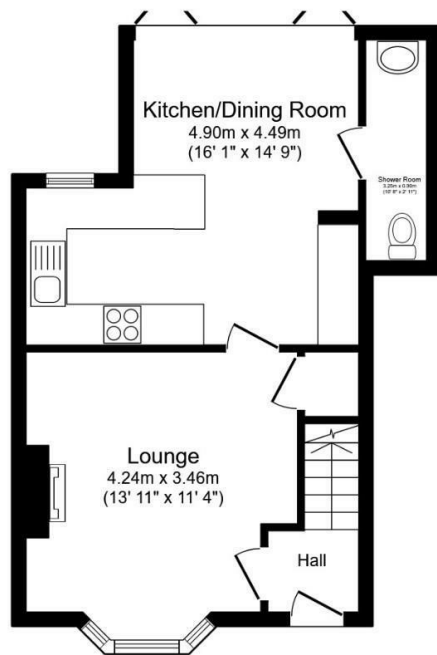
Environmental impact as this property produces 3.3 tonnes of CO2.

Energy rated C





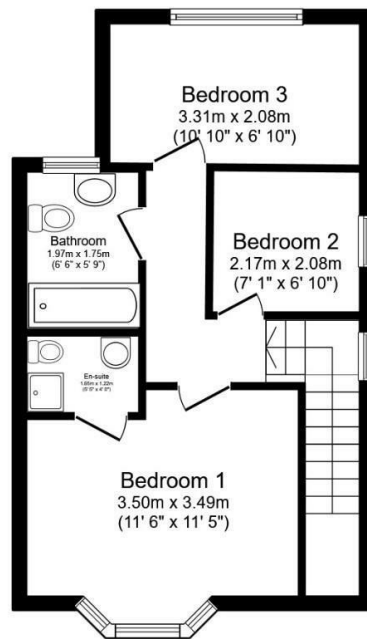




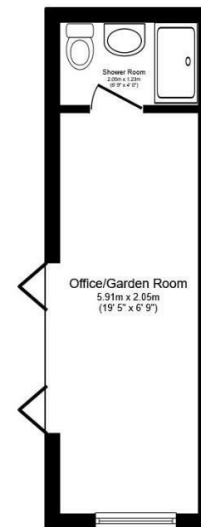
**Ground Floor**

Total floor area 95.7 m<sup>2</sup> (1,030 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



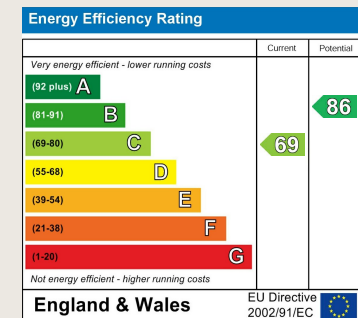
**First Floor**



**Outbuilding**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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