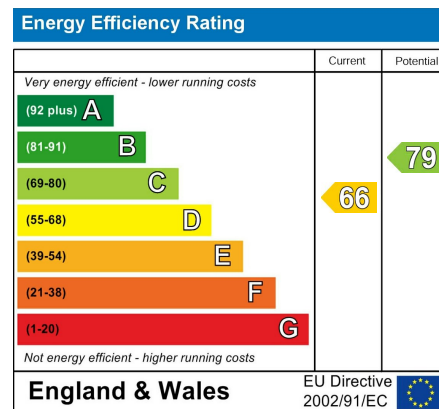


Floor Plan



Energy Performance Certificate



Directions

Proceed along Otley road turning right onto Pannal Ash Road. At the round about take the second exit onto Yew Tree Lane where the property can be easily found on the right hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Price Guide £775,000

64 Yew Tree Lane, Harrogate, HG2 9JX

4 Bedroom House - Semi-Detached

**A stunning semi-detached house that exemplifies modern living at its finest. This recently refurbished residence boasts a high specification finish, combining elegance with contemporary design to create a truly exceptional home.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



## Description

Planning consent granted for a two Storey side and rear extension with replacement attached single Storey garage and alteration to boundary treatments. Currently Spanning over three floors, this four-bedroom property provides spacious and luxurious accommodation for a growing family or those seeking extra space. The interior has been meticulously designed and finished to the highest standards, offering a seamless blend of style and functionality.

The heart of this home is undoubtedly the thoughtfully crafted kitchen, fully equipped with stylish fixtures and fittings. The open-plan layout seamlessly connects the kitchen to the dining area, creating a perfect space for entertaining guests or enjoying family meals. Large by folding windows flood the space with natural light, creating a bright and inviting atmosphere.

The 2nd floor offers three generously sized bedrooms that provide comfort and privacy for every member of the household. The beautifully appointed bathroom feature contemporary finishes and fixtures, adding a touch of luxury to your daily routine.

Leading to the third floor of the property– the fourth bedroom nestled in the eaves of the property. This unique space exudes charm and character, with its sloped ceilings and cozy atmosphere, providing a retreat-like feel.

Adding to the allure, its ensuite bathroom, a luxurious touch that enhances the convenience and comfort of the entire floor. The ensuite features a stylish bath, inviting you to unwind and indulge in a relaxing soak after a long day. The carefully chosen fixtures and finishes in the bathroom mirror the high-quality standards found throughout the entire property.

Enhancing the appeal of this property the detached timber-built store, a versatile space that could serve as a home office, gym, or additional storage – the possibilities are endless.

Step outside and discover the delightful enclosed garden, a private oasis designed for relaxation and enjoyment. The garden features a charming pergola, providing a perfect spot for al fresco dining or simply unwinding with a good book. The meticulously landscaped grounds create a serene and picturesque backdrop for your outdoor activities.

AGENTS NOTES: we are joint selling agents with Myrings Estate Agents 01423 566400

