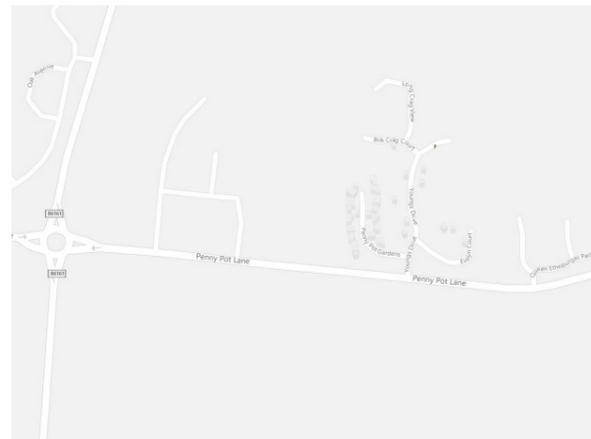


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	83		83
	70		69

England & Wales EU Directive 2002/91/EC



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Harrogate town centre continue up Cornwall Road to the side of the Valley Gardens. At the T junction turn right and continue down the hill crossing over the bridge at the bottom. Winding up the hill to the other side take the second right turn into Youngs Drive where number 13 can be found on the left hand side.



13 Youngs Drive, Harrogate

£495,000

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 Harrogate's Leading Family Estate Agent



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13 Youngs Drive, Harrogate, North Yorkshire, HG3 2GA

 3  4  2

A modern, beautifully presented 4 bedroom detached home is situated within a highly regarded residential estate on the outskirts of town.

With UPVC double glazing and gas fired central heating the property comprises in brief. Reception hall with cloaks cupboard and wc. Bay fronted sitting room with a recessed solid fuel burning stove, wall lights and ceiling cornice. Dining room with double doors leading out onto the rear conservatory addition with wooden laminate floors and double doors to the gardens. Modern cream high gloss fitted breakfast kitchen with integrated appliances, granite work surfaces and wooden laminate floors. Utility room. First floor landing with airing cupboard, bedroom one with wardrobes and en-suite shower room. Three further bedrooms and a house bathroom. Outside there is a double block set drive leading to a single garage with an electric

up and over door. Neat front lawns with borders. Rear flagged patios ideal for garden furniture extending to good-sized enclosed lawned gardens with deeply stocked running borders.

Located on the North Western outskirts of Harrogate, this exclusive development is ideal for families. There is easy access to open countryside and the beautiful Yorkshire dales, whilst a short drive takes you into the town centre which offers boutique shopping, an excellent range of restaurants and bars, and the 200 acre Stray Parkland. The town is also renowned for its reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
15 minutes walk



Main Roads
A1M 9.7 miles



Train
Harrogate 2.5 miles



Airport
Leeds Bradford 11.8 miles

Fixtures & fittings

Fixtures and fittings are to be negotiated separately.

Services

All mains services are connected.

Rating Authority

Harrogate Borough Council Tax Band F

Tenure

Freehold