



**2 Bedroomed Semi-Detached**

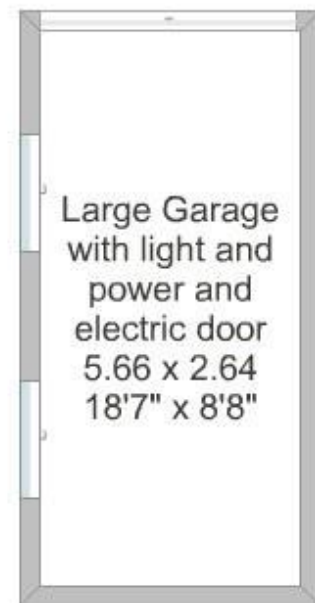
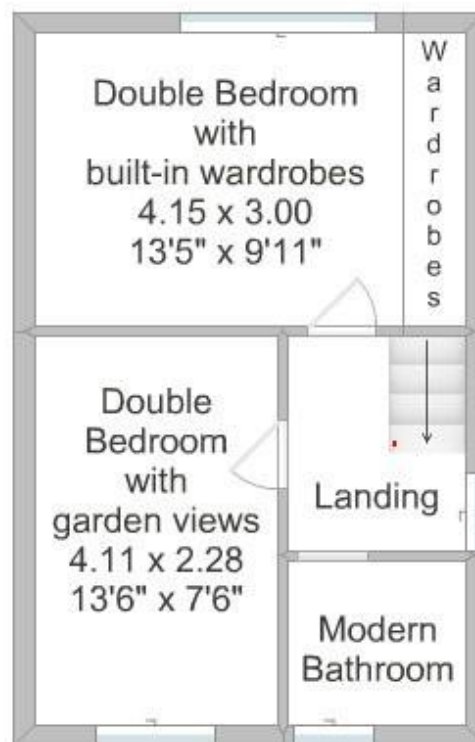
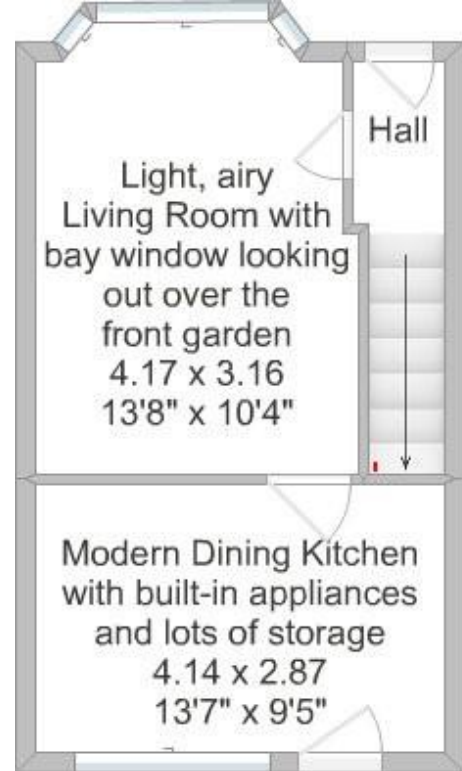
**Offers around £215,000**

# **8 Sherwood Drive**

**Harrogate, HG2 7HF**



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Pull onto the driveway or into the garage at this smart town house and you will already feel at home, this lovely property has such a welcoming feel about it, and is ready for new owners to make it their home.

Inside, and an entrance hall leads into the main living space, decorated in warm tones and centred on a living flame fire, a bay window looks out over the front lawn. The dining kitchen is modern and well-equipped, and bathed with light from a picture window overlooking the rear garden. Upstairs there are two bedrooms with plenty of space for double beds, one of which has built-in wardrobes. A bathroom with a white suite and modern shower completes the upstairs tour.

Outside, and there is a superb split-level courtyard garden laid with Indian slate, with high trees at the rear to give a feeling of privacy. This is a lovely space for entertaining or dining outside, and traps the sun throughout the afternoon. The garage is accessed via a long driveway which leads down from the front lawn.

8 Sherwood Drive is a comfortable and cosy home in a convenient but peaceful location, a great place to come home to and unwind.

#### Surroundings

Sherwood Drive is in the Hookstone area of Harrogate, three miles east of the town centre, and three miles west of the town of Knaresborough. The Harrogate bypass one mile away provides easy access to the A1(M) and Leeds, York and Bradford. Starbeck station on the York-Harrogate-Leeds line is less than a mile away. On Hookstone Chase, just around the corner is Hookstone Chase Primary School. The house is in the catchment area for several secondary schools. Both Morrison's and Sainsburys supermarkets are under half a mile away, with other shops, petrol stations and services also close by. At the rear of the property is open parkland with a path leading down to a popular children's play area.

#### Services

The house is connected to mains water, gas, electricity and drainage. Fibre broadband is available in the area with speeds of up to 200 Mbps. The bus stop at the end of Sherwood Drive is on the 22, 56 and 57 routes.

#### Directions

From the centre of Harrogate take the A61 Station Parade to the traffic lights at the junction with York Place, and turn left towards Knaresborough. Take the right turn onto Oatlands Drive and continue past St. Aiden's school. At the traffic lights turn left onto Hookstone Drive. Continue through the traffic lights at the Woodlands public house onto Hookstone Chase and drop down the hill. Take the second exit at the roundabout outside the Morrison's supermarket and then next right onto Sherwood Drive. Number 8 is on the right hand side marked by our For Sale board. A member of our staff will be waiting to meet you.

Energy Efficiency Rating: C

Tenure: Freehold

Council Tax Banding: B

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