





Accommodation

A spacious semi detached bungalow, set in a small cul-de-sac and located in a highly desirable area just off Harrogate Road, offering the opportunity to modernise to personal taste.

Originally a three bedroom property, the third bedroom and hallway have been opened up to create a spacious dining room and whilst this layout works well, the property could be reverted back to three bedrooms, should the new owners wish.

The side entrance door leads to the breakfast kitchen, fitted with a range of units and with a further storage cupboard. The inner hallway and third bedroom have been combined to create a large dining space, whilst there is the living room to the front of the property. A garden room has been added, but this does now require attention, although it could be a great addition to the bungalow. To the rear of the property there are two double bedrooms and the bathroom, fitted with a three piece suite including a bath with shower over. There is a further storage cupboard, whilst loft access is also available.

Externally there is an open lawned garden to the front of the bungalow, with a pathway leading to the front door and a driveway providing parking for several vehicles. The rear garden is well established and fully enclosed, mainly laid to lawn with fenced/walled boundaries and stocked borders.

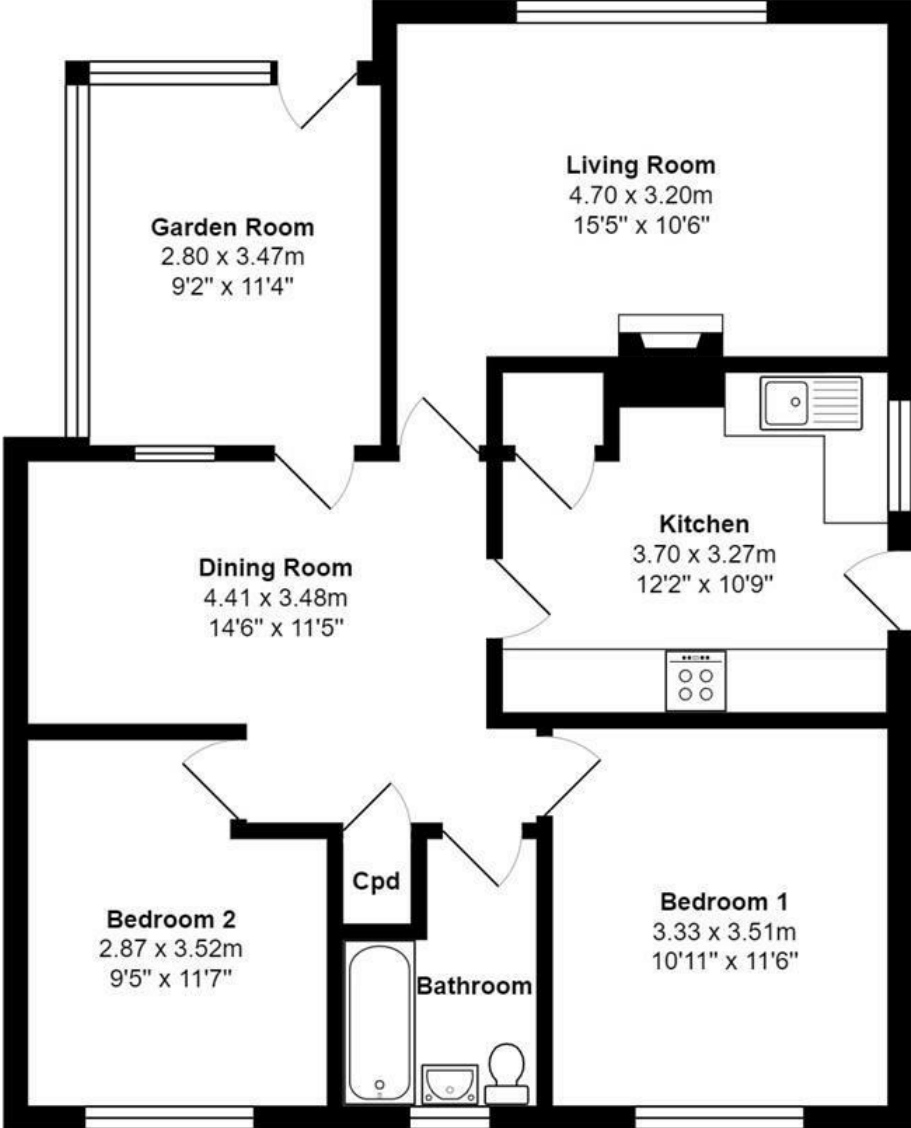
Located in a sought-after residential area on the south side of the city, the property is situated close to schools and amenities, whilst also being near to open countryside. The bypass is available close by, whilst the bungalow is also situated close to the 36 bus route, giving ease of access to Harrogate and Leeds.

Sold with no onward chain, an internal appraisal is advised to appreciate the space and potential that this project offers.



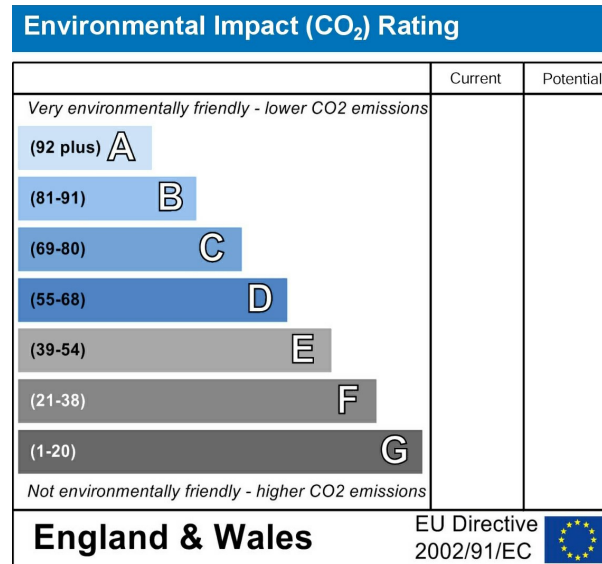
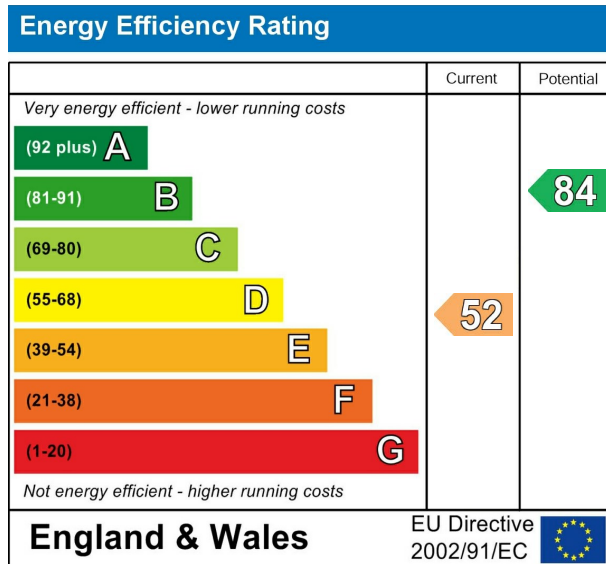


Floorplan





EPC



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MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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