



£230,000

THREE BEDROOMS *TWO RECEPTION ROOMS* *POTENTIAL TO EXTEND* *PREVIOUS PLANNING GRANTED* *WELL PRESENTED THROUGHOUT*
FAMILY HOME *CLOSE TO LOCAL SCHOOLS & AMENITIES* *GARDENS* *AMPLE DRIVEWAY PARKING* *GARAGE*

Townend Estate Agents offer for sale this charming semi-detached house located on Harrogate Road. This property boasts two reception rooms, three bedrooms, and a well-maintained bathroom, making it an ideal space for families to call home. The discerning viewer will note the potential to extend over one of two stories, with previous planning granted - Planning Reference - 20/00077/HOU.

One of the standout features of this property is the ample parking available, with space for multiple vehicles, ensuring convenience for you and your guests.

The two reception rooms offer flexibility in how you can utilise the space, whether it be for entertaining guests or creating a cosy family room.

The pleasant gardens surrounding the property provide a lovely outdoor space where you can relax and enjoy some fresh air. The popular location of this house adds to its appeal, offering easy access to local amenities and a vibrant community, including well regarded local schools.

The property briefly: Entrance, Lounge, Kitchen-Diner with breakfast bar, second reception room with patio doors leading to rear garden, creating a light flooded living space. Upstairs are three bedrooms and the house bathroom. Externally to the rear is a pleasant garden with both lawn and patio areas. To the front is ample driving parking and detached garage.

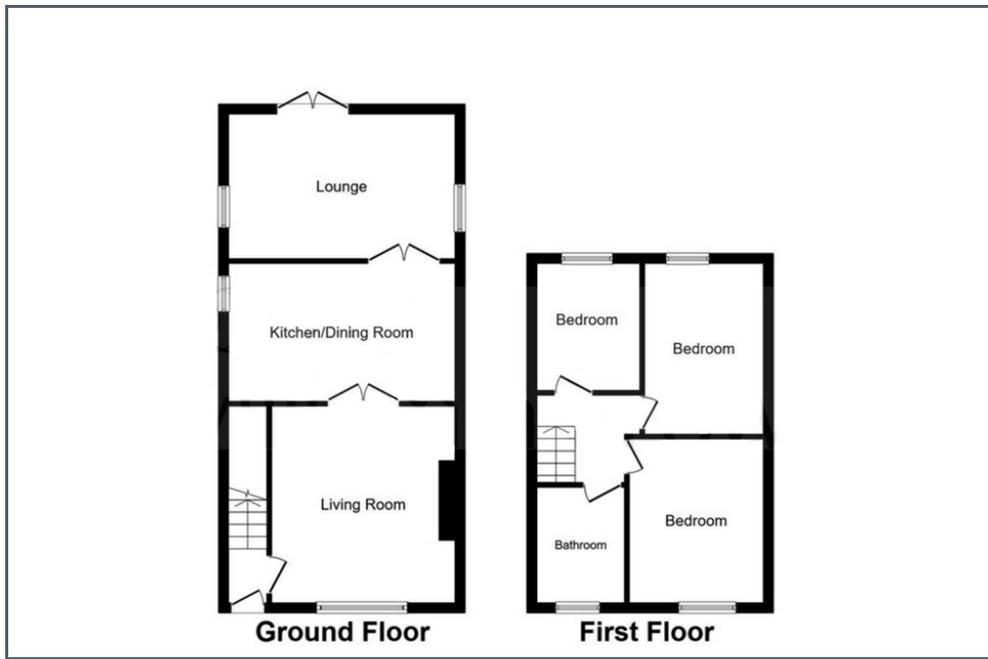
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	81		
	64		

England & Wales EU Directive 2002/91/EC