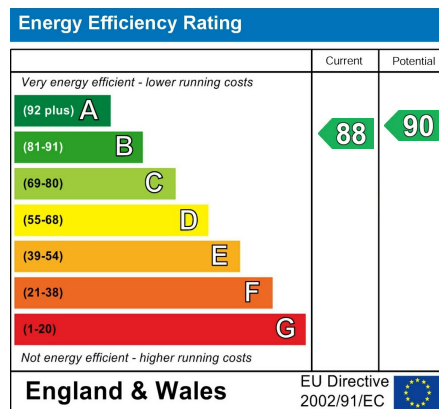


TOTAL FLOOR AREA - 787 sq.ft. (73.1 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate on the Knaresborough Road, proceed over the level crossing and at the crossroads turn left into Bogs Lane. Continue along Bogs Lane and then turn left into Oak Drive and turn right at the T junction and take the first right into Laurel Gardens where the property is found on your right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band C Tenure Leasehold

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.



£289,000

2 Laurel Gardens, Harrogate, HG1 4GS

2 Bedroom House - Semi-Detached

**A very well presented two double bed roomed semi detached house offering well proportioned accommodation throughout and beautifully landscaped gardens benefitting from a superb location in a quiet cul de sac and close to a wide range of amenities and transport links.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

With gas fired central heating and double glazing throughout the living accommodation comprises, spacious lounge, modern fitted kitchen with integrated fridge freezer, gas hob, single oven and plumbing for a washing machine. There is a useful storage cupboard which currently houses the tumble dryer and there is a separate downstairs w/c. Other similar properties have extended to the rear creating additional living accommodation which is also possible if desired.

On the first floor the landing leads to the master bedroom with fitted wardrobes, second double bedroom and a modern house bathroom with a white suite including shower over the bath, w/c and hand basin. There is a storage cupboard on the landing and a large loft space which could be converted into further living accommodation.

Outside to the front of the property is an off street parking bay, with another one shared with the neighbour. There is a front garden with raised planters and extends to the side of the property. A privately owned pathway leads to the rear where there is a fantastically designed garden which has been landscaped and includes seating areas, well stocked flower beds, a water feature, external power points and a storage shed.

