



Poplar Grove, Harrogate HG1 4PW

welcome to

Poplar Grove, Harrogate

**** GUIDE PRICE £240,000 - £250,000 **** This semi-detached bungalow, situated in the popular area of Bilton will appeal to buyers of all ages. Located just a short distance from the popular cycle and footpaths through nidd gorge. This is an opportunity not to be missed.

Poplar Grove

We are pleased to offer for sale this, two bedroom, semi-detached bungalow, located in the desirable area of Bilton on the outskirts of Harrogate. The property offers modern and comfortable living. The interior of the property briefly comprises a bright living room with large window to the front, modern fitted kitchen with both wall and base units and a door leading to the rear garden, one double bedroom with fitted wardrobes and another bedroom which is currently used as office space as well as a house shower room. The property also benefits from a two car driveway and front and rear enclosed gardens. The property is located close to various amenities and good public transport routes.

Living Room

9' 8" x 17' 11" (2.95m x 5.46m)

Bright, well proportioned, living room with a large window to the front which provides lots of natural light to the room. The room has a cosy and welcoming feel.

Kitchen

9' x 8' 7" (2.74m x 2.62m)

The modern, newly fitted, kitchen has stylish light blue wall and base units. There is also quartz worktops which are a stand out feature in the room. The kitchen currently has space for a freestanding cooker and offers space for a slimline dishwasher and washing machine. There is a white sink and drainer and rear facing window. The room benefits from spotlights in the ceiling and a glazed door to the rear which leads onto the garden.





Bedroom One

13' 7" x 7' 5" (4.14m x 2.26m)

This is a good sized double bedroom which is located to the rear of the property. There is a charming view over the rear garden and the room features fitted wardrobes with mirrored doors.

Bedroom Two

7' 5" x 9' 10" (2.26m x 3.00m)

This room could also accommodate a double bed. There is a window to the front of the property.

Shower Room

6' 3" x 6' (1.91m x 1.83m)

The mosaic tiled shower room features a shower cubicle, hand wash basin and W.C. There is a heated chrome towel rail and a window to the side.

Loft Space

There is a boarded loft space which is currently used for storage. There is lighting and a roof light in the loft area.



Front & Rear Garden

The property benefits from both front and rear garden areas which are both enclosed. The front garden features a lawned area as well as well stocked borders. The rear garden features an impressive raised pond which is well stocked with plants and goldfish. The rear garden also has lawned area and various paved areas which could be used as seating areas.

Driveway & Garage

There is a block paved driveway which could accommodate two cars as well as a gate for security. There is also a single garage.



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- ** GUIDE PRICE £240,000 - £250,000 **
- DRIVEWAY PARKING
- CLOSE TO HARROGATE TOWN CENTRE
- CLOSE TO AMENITIES
- GARAGE

Tenure: Freehold EPC Rating: D

guide price

£240,000 – £250,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HRG106053 - 0011

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