



9 Plompton Close, Harrogate, North Yorkshire, HG2 7DT

£300,000

Offers Over

## 9 Plompton Close, Harrogate, North Yorkshire, HG2 7DT

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An attractive two-bedroomed semi-detached bungalow occupying a generous corner plot, situated in this quiet and desirable residential area.

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The property provides beautifully presented accommodation which is appointed to a good standard. There is a good-sized reception hall which leads to the sitting room and kitchen, the two double bedrooms and modern house bathroom. The property has the advantage of gas central heating throughout and double-glazed windows.

The property is situated at the head of a quiet cul-de-sac in a popular and sought-after district, convenient for Harrogate and Knaresborough town centres and access to the A1(M), and is well served by local amenities.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with bay window to front and attractive fireplace with living-flame gas fire.

### **DINING KITCHEN**

With spacious dining area, window to rear and door to side. Range of wall and base units with space for cooker and appliances.

### **BEDROOM 1**

A double bedroom with window to rear and built-in wardrobe.

### **BEDROOM 2**

A further double bedroom with window to front and fitted wardrobes.

### **BATHROOM**

A modern white suite with WC, basin and shower. Windows to side and heated towel rail.

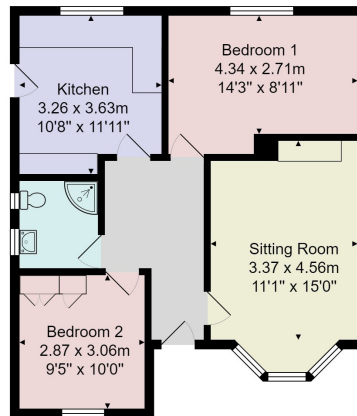
### **OUTSIDE**

The property occupies a generous corner plot with attractive garden to rear with paved sitting areas and planted borders. A drive provides off-road parking and leads to a single garage.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 63.4 m<sup>2</sup> ... 682 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
WWW.EPC4U.COM			