



13 Meadow Croft, Harrogate, North Yorkshire, HG1 3JY

£219,950



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A two-bedroom semi-detached bungalow with driveway, garage and paved garden, situated in this quiet and convenient location well served by local amenities and close to town and countryside.

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This excellent property comprises a sitting room, kitchen, two good-sized bedrooms and a shower room. There is a driveway which provides parking and leads to a garage and there is a paved garden to the rear providing an outside sitting area.

The property is situated in this quiet and most convenient location, well served by local amenities, just a short distance from Harrogate town centre and close to beautiful open countryside. Offered for sale with no onward chain.







## ENTRANCE HALL

## SITTING ROOM

A spacious reception room with tiled fireplace and gas fire.

## KITCHEN

With a range of fitted units with gas hob, integrated double oven and space for appliances.

## BEDROOM 1

A double bedroom with fitted wardrobes.

## BEDROOM 2

A further bedroom with glazed sliding doors leading to the garden.

## SHOWER ROOM

With WC, washbasin and shower cubicle.

## OUTSIDE

A drive provides parking and leads to a garage. There is a paved garden to the rear, providing an excellent outdoor sitting area.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 52.7 m<sup>2</sup> ... 568 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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