

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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21 Bryony Road, Harrogate, North Yorkshire, HG3 2UQ

£190,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

21 Bryony Road, Harrogate, North Yorkshire, HG3 2UQ

A good-sized two-bedroom semi-detached property with garden, garage and driveway, situated in this quiet cul-de-sac position close to local amenities.

The property, which is now in need of some cosmetic updating benefits from gas central heating and double glazing and comprises a large sitting room and kitchen with two good-sized bedrooms and bathroom. A driveway provides ample off-road parking and leads to a single garage. The property occupies a generous plot, with south-facing lawned garden to rear and paved sitting areas.

Bryony Road is a quiet residential street close to open countryside and well served by local amenities and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

ENTRANCE PORCH

SITTING ROOM

The porch leads to a spacious reception room with sitting area and room for a dining area.

KITCHEN

With a range of fitted units, space for a cooker and appliances. Glazed door leads to the rear garden. Work surfaces with inset 1½-bowl stainless-steel sink and drainer.

FIRST FLOOR

BEDROOM 1

A good-sized double bedroom with window to front and fitted wardrobe.

BEDROOM 2

A further double bedroom with fitted cupboard housing a combi boiler. Window to rear.

BATHROOM

With WC, washbasin, and bath with shower above.

LANDING

With access to the loft.

OUTSIDE

The property occupies a generous corner plot and has a good-sized south-facing garden with lawn and paved seating areas. A driveway provides parking and leads to a good-sized garage.

Tenure - Freehold

Council Tax Band - B





Total Area: 65.5 m² ... 705 ft²

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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