



18 Timble Grove, Harrogate, North Yorkshire, HG1 2BJ

**£240,000**

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An immaculately and newly refurbished presented two-bedroomed detached bungalow situated in a popular and convenient location.

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This well-presented property has the benefit of a modern kitchen and bathroom and has gas central heating, double glazing, single garage and manageable gardens to the front and rear.







### **ENTRANCE HALL**

Laminate wood flooring, hatch with pull-down ladder leading to roof space.

### **KITCHEN**

A modern fitted kitchen with a range of stylish wall and base units with induction hob, integrated oven, integrated dishwasher and space for appliances.

### **LOUNGE**

A large reception room with windows on two sides.

### **BEDROOM 1**

A large double bedroom with fitted wardrobes.

### **BEDROOM 2**

A further double bedroom.

### **BATHROOM**

A modern white suite comprising WC and washbasin set within a vanity unit. Bath with shower above. Heated towel rail.



### **OUTSIDE**

Small lawned garden to front with drive to the side providing ample off street parking and leading to a detached single garage with up-and-over door. Further lawned garden to the rear.

### **AGENT'S NOTE**

A new modern boiler and thermostatic radiator valves have been installed in May 2023.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 61.2 m<sup>2</sup> ... 659 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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