



22 Borage Road, Harrogate, North Yorkshire, HG3 2XG

£265,000



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A beautifully presented and extended two-bedroom semi-detached house with driveway and good-sized and attractive rear garden, in this quiet and convenient location.

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The property is appointed to a high standard and provides a spacious reception room together with an extended modern dining kitchen which has glazed doors leading to the garden. Upstairs, there are two double bedrooms and a modern shower room.

The property has a double width driveway which provides off-road parking and to the rear there is an attractive and good-sized lawn garden with patio. The property is situated in this convenient location, well served by excellent local amenities and just a short distance from Harrogate town centre.





## GROUND FLOOR

### PORCH

Leads to –

### SITTING ROOM

A spacious reception room with window to front.

### LIVING KITCHEN

A stunning extended open-plan living space with a spacious dining area and windows and patio doors overlooking the garden. Fitted kitchen with range of modern wall and base units. Electric hob with extractor hood above and integrated electric double oven. Space for appliances.

## FIRST FLOOR

### BEDROOM 1

A double bedroom with window to front. Fitted wardrobes.

### BEDROOM 2

A further double bedroom with window to rear. Fitted cupboard.

### SHOWER ROOM

A modern white suite with WC, washbasin sat atop a vanity unit, and a large walk-in shower. Fully tiled walls and floor, heated towel rail and window to side.

### OUTSIDE

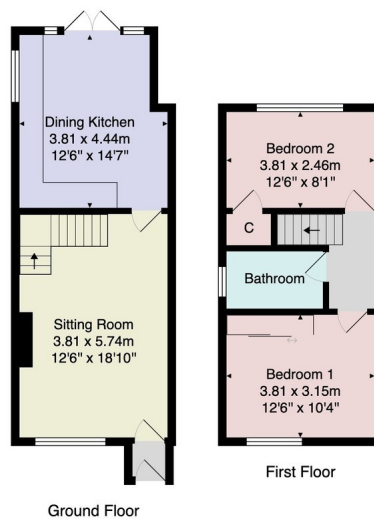
A driveway provides ample off-road parking. To the rear there is an attractive lawn garden and patio.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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