



23 Truro Road, Harrogate, HG3 2TD

£219,950

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A two-bedroomed modern town house with the advantage of gardens and a single garage.

The property has the advantage of gas central heating, double-glazed windows and a modern kitchen.

The well presented accommodation comprises a sitting room together with modern dining kitchen, two good sized bedrooms and a bathroom.

Truro Road is a quiet street in this popular north Harrogate location, close to a range of amenities.





GROUND FLOOR

HALL Private hall with door leading to -

SITTING ROOM 13' 1" x 10' 1" (3.99m x 3.07m) a spacious reception room. Window to front, central heating radiator with under stair cupboard.

DINING KITCHEN 13' 10" x 9' 1" (4.22m x 2.77m) With range of modern wall and base units and work surfaces with inset stainless-steel sink and drainer. Freestanding Four-ring electric hob and oven, plumbing for a washing machine and space for fridge freezer. Central heating radiator. Window to rear and exterior door to the garage and courtyard garden.



FIRST FLOOR

LANDING With loft hatch to roof void

BATHROOM 5' 10" x 5' 10" (1.78m x 1.78m) Modern white suite comprising of pedestal wash-hand basin, vanity mirror with storage, low-flush WC and bath with overhead shower with heated towel rail. Window to rear.

BEDROOM 1 13' 0" x 9' 10" (3.96m x 3m) A double bedroom with window to front, airing cupboard and central heating radiator.

BEDROOM 2 7' 0" x 13' 0" (2.13m x 3.96m) A double bedroom with window to rear, central heating radiator.



OUTSIDE Garden to the front and enclosed garden to the rear with attractive paved sitting area. SINGLE GARAGE located to the rear.

Tenure - Freehold





Total Area: 54.9 m² ... 591 ft²
 All measurements are approximate and for display purposes only.
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