



1 Sandhill Way, Harrogate, North Yorkshire, HG1 4JN

£240,000

Guide Price

1 Sandhill Way, Harrogate, North Yorkshire, HG1 4JN

A two-bedroom semi-detached bungalow occupying a generous corner plot with driveway and garage, situated in this quiet and convenient location on a quiet cul-de-sac.

The spacious accommodation comprises a sitting room together with kitchen, shower room, two double bedrooms and conservatory. A pulldown ladder leads to an attic room which has a skylight window. There is potential to convert the attic to provide additional accommodation, subject to obtaining the necessary permissions. A large garden surrounds the property, and the driveway provide access to a single garage with light and power.

Sandhill Way is a quiet cul-de-sac within this popular area, well served by local amenities, convenient for Harrogate town centre and on the edge of beautiful open countryside. Offered for sale with no onward chain.





ENTRANCE HALL

SITTING ROOM

A spacious reception room with window to front and fireplace with electric fire.

KITCHEN

With a range fitted units and space for appliances.

CONSERVATORY

Providing a further sitting area with windows and glazed door overlooking the garden.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A further double bedroom with patio doors leading to the rear garden.

BATHROOM

With WC, washbasin and shower.

LOFT

A pull-down ladder leads to an attic room with skylight windows.

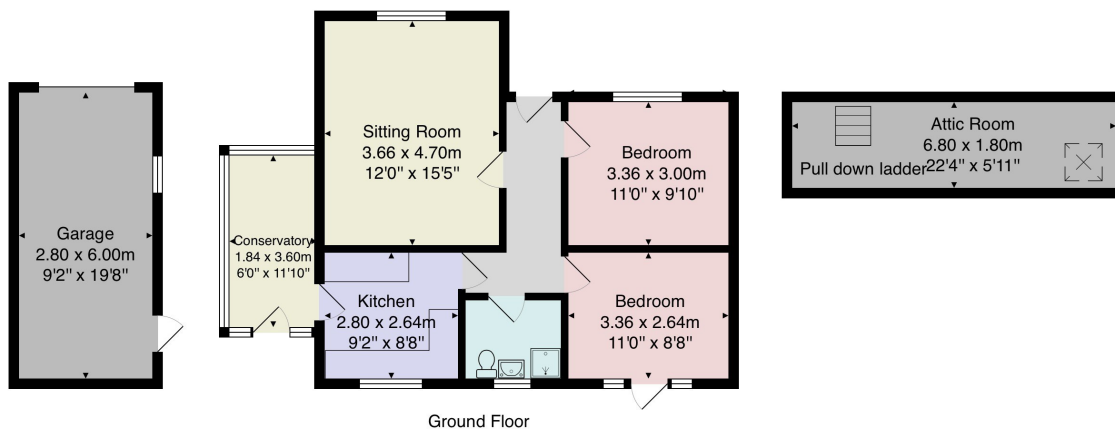
OUTSIDE

A drive provides parking and leads to a garage with light and power. The property occupies a generous corner plot outside sitting areas and planted borders.

Tenure - Freehold

Council Tax Band - C





Total Area: 79.4 m² ... 855 ft² (excluding attic room)

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk