



Truro Road, Harrogate, HG3 2TD

- TWO DOUBLE BEDROOM BUNGALOW
- Immaculate presented throughout
- Recently fitted gas central heating boiler
- Ample off road parking
- UPVC double glazing
- Featuring an insulated conservatory/ dining room
- Modern, well appointed kitchen
- Single garage with plumbing for utility
- Easy to maintain gardens
- Council tax band: B



Guide Price £250,000

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DESCRIPTION

A super two double bedroom Bungalow now available. With the added benefit of an insulated conservatory serving as a second reception room, this property is ideal for a wide range of buyers. Beautifully presented throughout and with easy to maintain gardens this home is located in a popular neighbourhood close to a good range of local amenities, well regarded schools, the Hydro and within easy reach of Harrogate Town Centre.

With a recently fitted gas boiler the property briefly comprises: Entrance into the hallway with doors through to the modern and well equipped kitchen with an integrated dishwasher, open to the insulated conservatory/ dining room with views of the garden. A separate lounge is spacious and ideal for a family. The Bungalow features two double bedrooms, the main with built in wardrobes. The shower room benefits from a walk in shower, modern suite and chrome heated towel rail.

To the outside, an easy to maintain, mature front garden with hedges and flowering bedding plants. Off road parking provides ample room for two to three cars leading to a single garage. A side gate gives access to the rear garden. To the rear, again, an easy to maintain flag stoned garden with raised beds for planting and side door to the garage which features light, power and plumbing for a utility area. The garden benefits from a private aspect not overlooked by other homes.

To appreciate the condition and space, we recommend an early viewing. Please call to book an appointment.



EPC

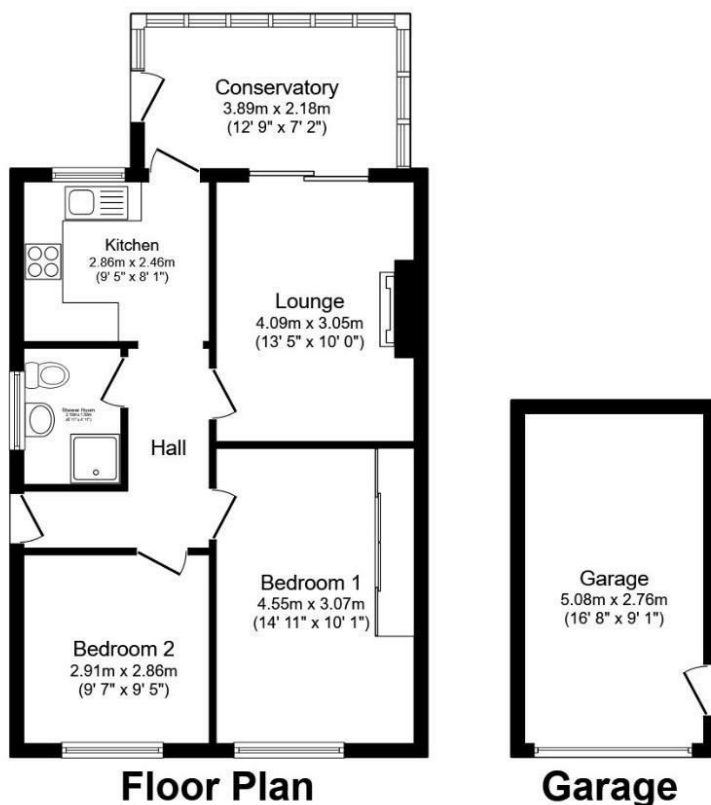
The property energy rating is D
The property produces 3.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B





Total floor area 75.3 m² (810 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

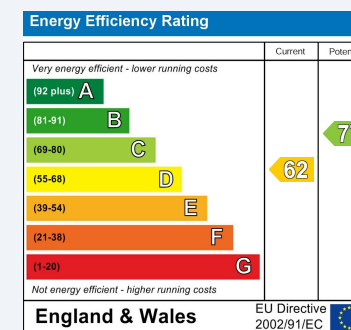
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

