

9 RICHMOND ROAD  
HARROGATE  
HG2 9AP



NICHOLLS  
TYREMAN



## 9 RICHMOND ROAD | HARROGATE | HG2 9AP

A fabulous opportunity to purchase this stone-built detached bungalow now requiring modernisation. Occupying a good sized corner plot with the benefit of well planned accommodation, garage and a 'blank canvas' appeal.

The property is located within this quiet cul-de-sac and within easy access of the Harrogate town Centre

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Entrance Hall | Living Room | Dining Room | Kitchen

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Two Bedrooms | House Bathroom | Separate wc

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Garden | Garage

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Council Tax: F | Energy Rating: TBC | Tenure: Freehold

# £475,000







The property has double glazing and central heating, the accommodation briefly comprises: welcoming entrance hall, large living room with dual aspect and open plan to the dining room, breakfast kitchen, two double bedrooms, bathroom and separate wc.

Outside are lawned front gardens with flowering borders and pathways leading to the side, enclosed flagged patio with boundary hedging. There is further mature hedging with an opening to an additional flagged area, timber garden shed, rear garage access and two garden stores.

The garage has an up and over door and personal door and can be approached via a side driveway. There is also ample off-street parking.

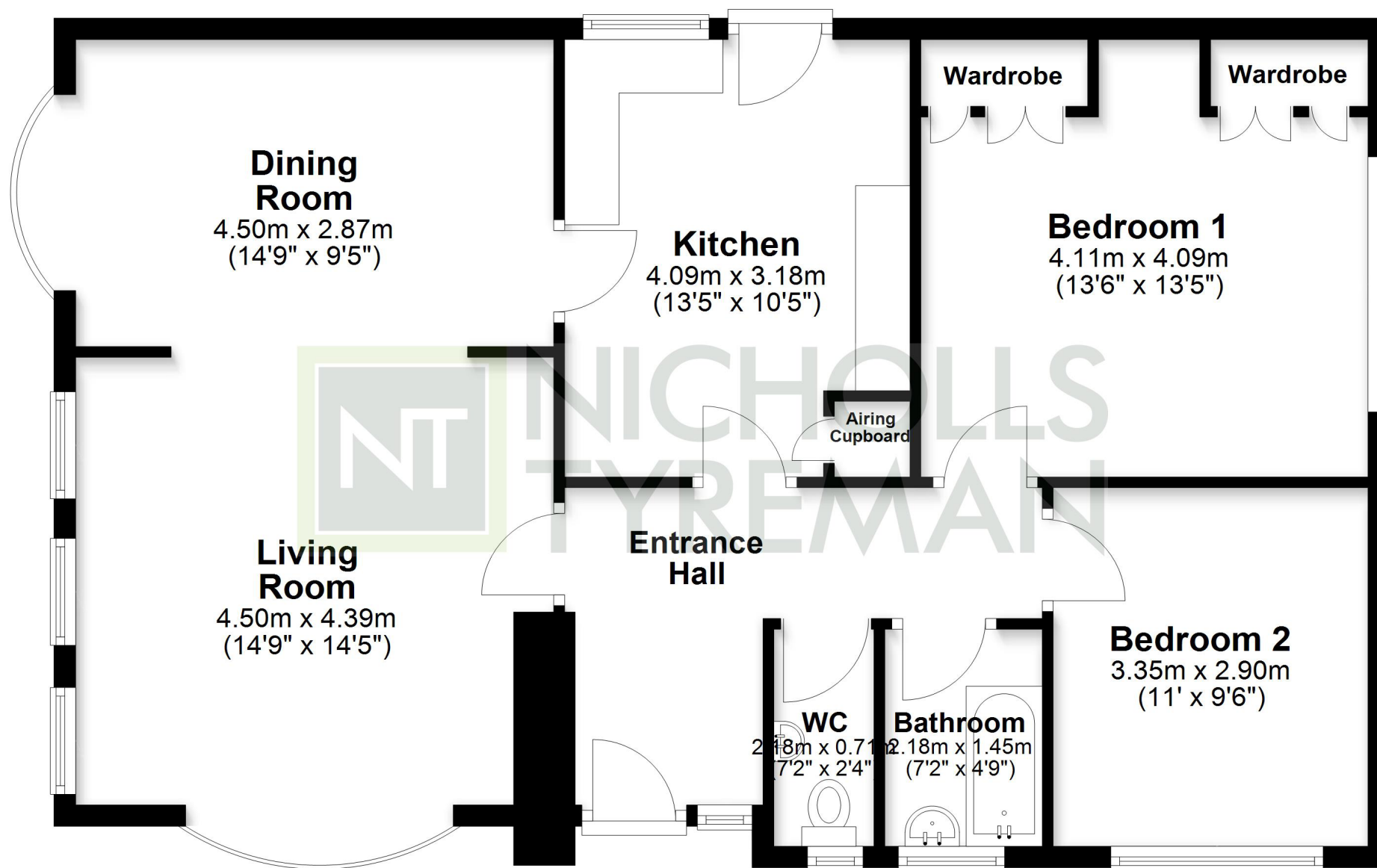






# Ground Floor

Approx. 89.3 sq. metres (961.0 sq. feet)



Total area: approx. 89.3 sq. metres (961.0 sq. feet)

This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.





9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
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