



9 Wood Aven Close, Harrogate

£230,000



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A well-presented two bedroom detached bungalow, occupying a quiet position at the head of a cul-de-sac, with driveway, double garage and attractive low-maintenance gardens.

This superb bungalow offers well-balanced accommodation, ideal for a range of buyers, and is situated in a popular residential location close to local amenities and within easy reach of Harrogate town centre.

The accommodation comprises a fitted kitchen with a range of wall and base units, a spacious sitting room featuring a central fireplace and plenty of natural light, two good size bedrooms, and a shower room. The second bedroom is particularly versatile and could equally be used as a dining room or additional reception space, with the added benefit of direct access to the rear garden.

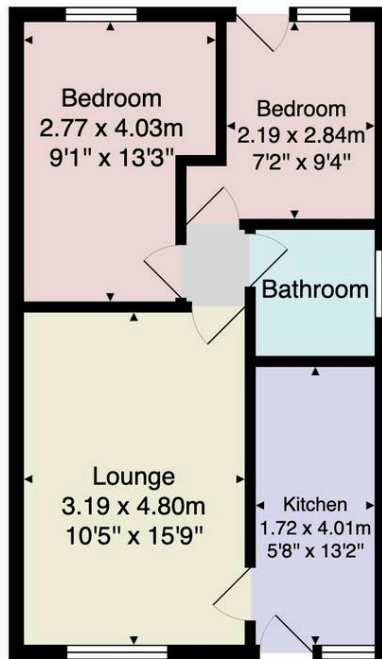


The shower room is fitted with a walk-in shower, wash hand basin and WC, with full tiling providing a clean and low-maintenance finish.

Externally, the property benefits from an attractive landscaped front garden, mainly laid to gravel with a variety of established shrubs and planting. A driveway to the side provides ample off-road parking and leads to a large detached double garage, measuring approximately 21'5" x 15'9", offering excellent storage or workshop potential.

To the rear, there is an enclosed paved garden designed for ease of maintenance, along with a greenhouse and a seating area, offering a private and practical outdoor space.





Total Area: 45.5 m<sup>2</sup> ... 490 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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