



28 Crossways Crescent, Harrogate, North Yorkshire , HG2 7DQ

£265,000

Offers Over

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A well-presented two-bedroom semi-detached bungalow with garage and good-sized garden, situated in this quiet and convenient location.

This excellent bungalow provides generous accommodation with two good sized bedrooms, a well-equipped kitchen, shower room, sitting room and large sunroom extension.

A drive provides parking and leads to a garage and to the rear there is a good sized rear garden with lawn and patio. The property is situated in a convenient location on the outskirts of Harrogate and convenient for the amenities of Starbeck and is just a short drive to Knaresborough.





ENTRANCE HALL

SITTING ROOM

A spacious reception room with a fireplace with decorative fireplace (fire non-operational).

DINING KITCHEN

With a range of wall and base units with new gas hob, electric oven, washing machine and fridge freezer.

BEDROOM 1

A large double bedroom with fitted wardrobes.

BEDROOM 2

A further good-sized bedroom with glazed doors leading to the sunroom.

SUNROOM

Providing a further good-sized sitting area with windows and glazed doors overlooking the garden.

BATHROOM

A white suite with WC, basin and shower.

LOFT

The property also has a large loft space, suitable to be converted to provide an additional bathroom and one or two bedrooms, subject to planning permission.

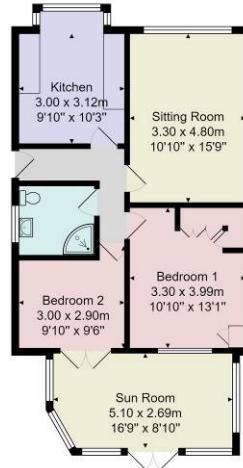
OUTSIDE

A drive provides parking and leads to a single garage. There is a good sized and attractive rear garden with lawn and paved sitting area.

Tenure - Freehold

Council Tax Band - C





Total Area: 73.1 m² ... 787 ft²

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.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		