



**23 Wainfleet Road, Harrogate**

**£235,000**



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WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A two-bedroom semi-detached bungalow with generous gardens, garage, ample off-street parking and excellent potential for modernisation, occupying a pleasant cul-de-sac position on the north side of Harrogate. Having been a much-loved home for many years, the property now offers an exciting opportunity for buyers to update and create a delightful home to their own taste and specification. The accommodation is well balanced throughout and benefits from two double bedrooms, a spacious sitting room, good-sized kitchen and attractive gardens to both the front and rear.

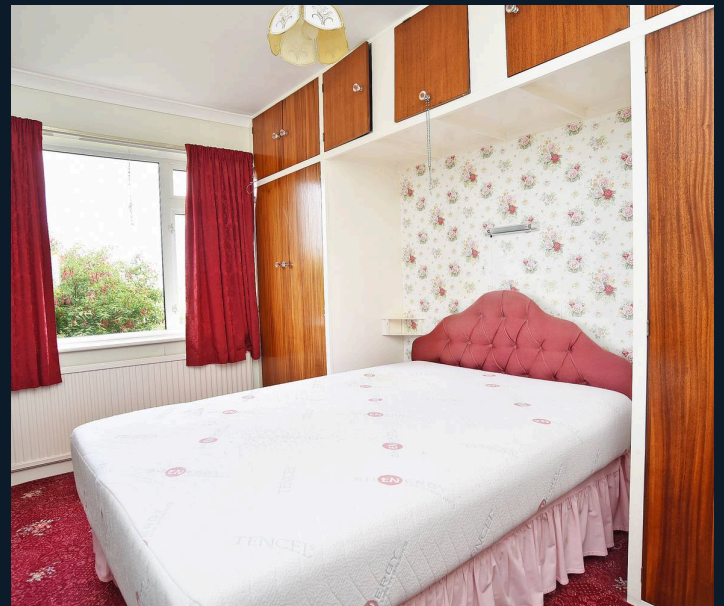
The property occupies a convenient residential location on the north side of Harrogate, well placed for local amenities, shops, schools and transport links, whilst Harrogate town centre is easily accessible.

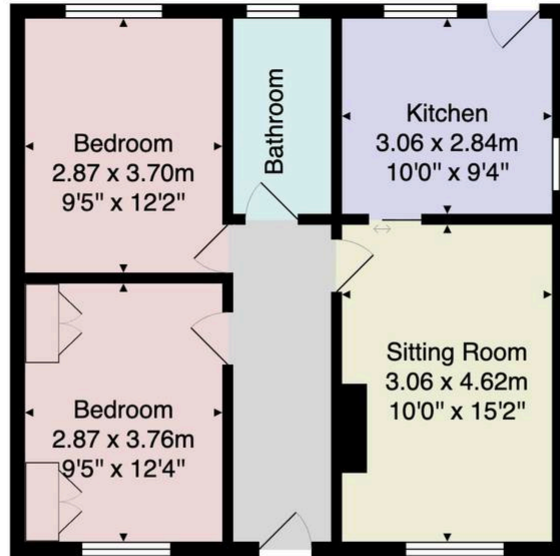
Offered for sale with no onward chain, this is a rare opportunity to acquire a bungalow with significant potential in a sought-after and established residential area.



The accommodation comprises an entrance hall leading to a bright and spacious sitting room with a large front-facing window providing plenty of natural light. The kitchen is fitted with a range of wall and base units and enjoys direct access to the rear garden. There are two generous double bedrooms, both benefiting from fitted storage, together with a house bathroom fitted with a three-piece suite comprising bath, wash hand basin and WC.

Externally, the property stands within attractive, established gardens. The front garden is mainly laid to lawn with well-stocked flower and shrub borders, whilst a long driveway provides ample off-street parking and leads to a substantial detached workshop/store. To the rear, the enclosed garden has been carefully maintained and features a central lawn, mature planting, greenhouse and useful outbuildings, creating an excellent space for gardening enthusiasts or those seeking further scope for improvement.





Total Area: 58.5 m<sup>2</sup> ... 630 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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