



9 Wheatlands Road, Harrogate

£750,000 Offers Over



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WINNING AGENT**

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A three-bedroom detached bungalow, occupying a generous plot in a highly desirable position on the south side of Harrogate. The property offers spacious and well-proportioned accommodation, together with an attractive south-facing garden, driveway parking and a garage. The bungalow has been well maintained but now offers an excellent opportunity for a purchaser to update and modernise the accommodation to suit their own requirements. Its generous proportions, flexible layout and particularly good plot make this an appealing opportunity in a sought-after residential location.

The property is conveniently situated just a short distance from Harrogate town centre and is well served by an excellent range of local amenities, including a nearby parade of shops, popular primary and secondary schools and public transport links. The property is offered for sale with no onward chain.

OUTSIDE

A driveway provides off-road parking and leads to the garage. A particular feature of the property is the generous south-facing rear garden, which comprises a large lawn, established planted borders and a paved patio, creating an attractive and private outdoor space. There is also a substantial summerhouse and greenhouse.

AGENT'S NOTE

The property offers excellent potential for updating and modernisation to suit a purchaser's individual requirements.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



A spacious reception hall provides an impressive entrance to the property and features oak-panelled walls together with a useful fitted storage cupboard. The sitting room is a substantial reception space with a bay window overlooking the garden and an attractive tiled fireplace with timber surround and fitted electric fire. There is a separate dining room providing an additional generous reception area, suitable for both sitting and dining. The room features an attractive fireplace with gas fire, fitted cupboards and glazed doors leading through to the conservatory. The conservatory provides a pleasant additional sitting area with windows and glazed doors overlooking and opening onto the garden. The kitchen is fitted with a range of wall and base units together with space for appliances. A separate utility room provides additional fitted units and space for further appliances.

The principal bedroom is a particularly generous double room with a bay window overlooking the rear garden and fitted wardrobes. An adjoining room is currently used as a dressing room and provides access to an en suite shower room fitted with a WC, washbasin and shower. There are two additional good sized bedrooms, both of which benefit from fitted wardrobes. The bathroom is fitted with a washbasin and bath, with a separate WC adjoining.

Access is provided to the loft, which offers useful additional storage space.





Total Area: 164.1 m² ... 1766 ft² (excluding garden room, garage)
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