



## 8 Arthurs Close, Harrogate

£279,950



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A two bedroom semi-detached bungalow, occupying an end of cul-de-sac position within this desirable south Harrogate location and benefiting from a driveway and attractive garden. The property provides generous accommodation, including a large open plan sitting and dining room, separate kitchen, two double bedrooms and a shower room.

The property is conveniently situated on the south side of Harrogate, well served by local amenities and within easy reach of the town centre. The bungalow offers a practical and well proportioned layout, making it well suited to a range of purchasers.

#### OUTSIDE

The property benefits from an attractive garden together with a shared driveway providing off-road parking.

Council Tax band: C

Tenure: Freehold



#### ACCOMMODATION

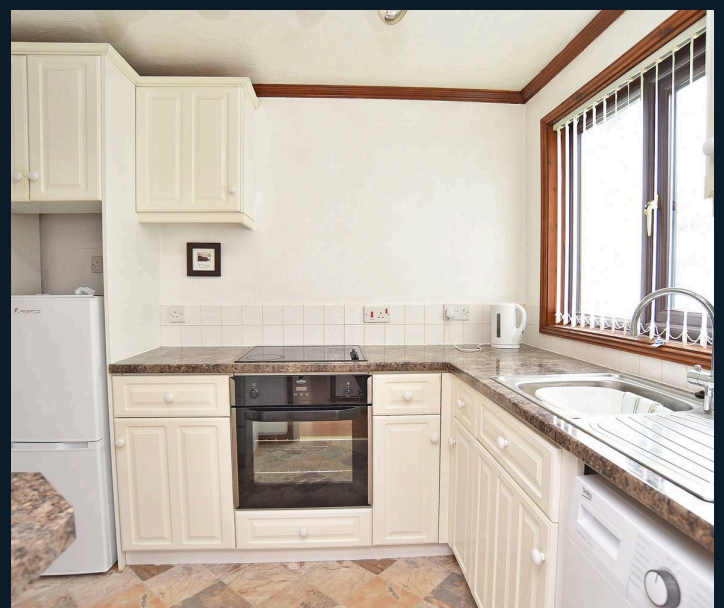
The property opens into a reception hall with fitted storage and access to the loft.

There is a large reception room with space for both sitting and dining areas, centred around a brick fireplace with electric fire, and with glazed doors leading directly to the garden.

The separate kitchen is fitted with a range of units and includes an electric hob, integrated oven and space for additional appliances.

There are two good sized double bedrooms, both with fitted wardrobes, including the principal bedroom which enjoys a pleasant outlook over the rear garden.

The accommodation is served by a shower room fitted with WC, washbasin and shower.





Total Area: 58.3 m<sup>2</sup> ... 628 ft<sup>2</sup>

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

