



**4 Arthurs Close, Harrogate**

**£285,000**



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WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A two-bedroom semi-detached bungalow, occupying a quiet cul-de-sac position within this desirable south Harrogate location and benefiting from a driveway, garage and attractive, not overlooked 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 and is offered for sale with no onward chain.

Council Tax band: C

Tenure: Freehold

EPC - C



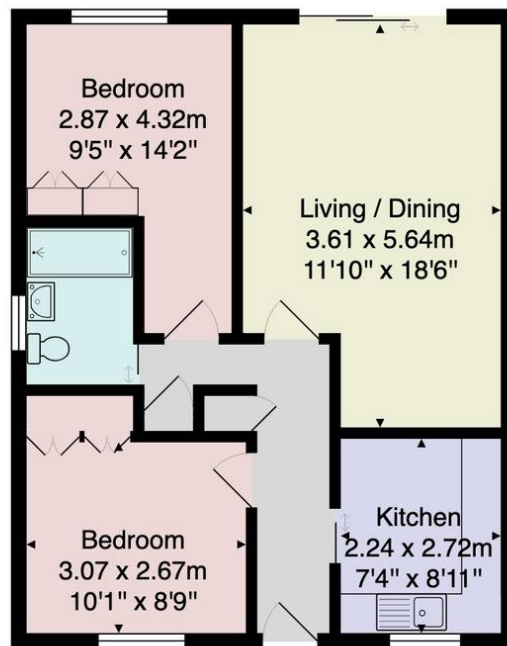
The property opens into a reception hall with fitted storage cupboards, one of which houses a two-year old combination boiler, and access to the loft. There is a large reception room with space for both sitting and dining areas, centred around a brick fireplace, and with glazed doors leading directly to the garden. The separate kitchen is fitted with a range of units and includes a gas 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.

#### OUTSIDE

The property benefits from an attractive garden well stocked with mature shrubs and plants together with a driveway providing off-road parking and a single garage with light and power. From the garden there is a side gate to the drive and a convenient door which provides access to the garage from the garden.





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

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