



**12 Shelley Court, Harrogate**

**£275,000**



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A well-presented and newly modernised two bedroom semi-detached bungalow, occupying a quiet cul-de-sac position within this desirable location on the edge of open countryside. The property benefits from attractive gardens, driveway and garage, and is conveniently situated for Harrogate town centre whilst also enjoying easy access to the nearby cycle path between Harrogate and Ripley and the beautiful Nidd Gorge. The accommodation is newly decorated throughout and includes a spacious sitting room, modern kitchen, conservatory, two bedrooms and a stylish shower room.

#### OUTSIDE

A driveway provides off-road parking and leads to a single garage. South-facing garden to the front. To the rear there is an attractive garden with planted borders which gets the sun throughout the day, creating an excellent outdoor seating and entertaining space.

Council Tax band: C

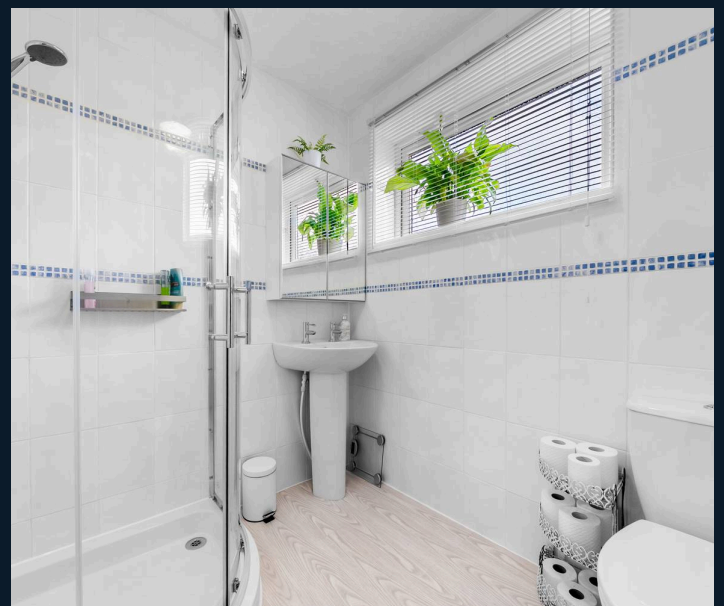
Tenure: Freehold

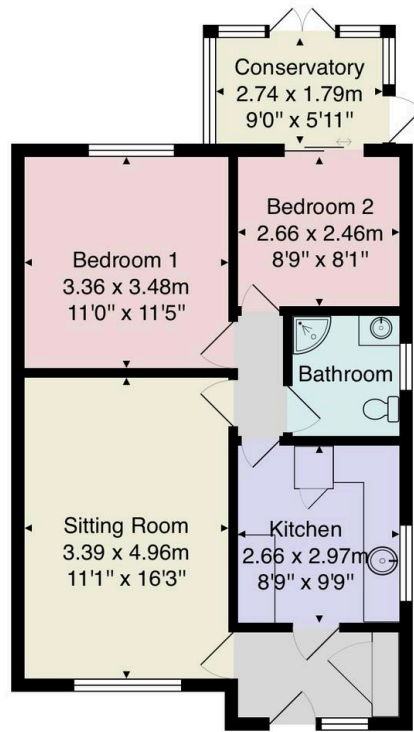
EPC Energy Efficiency Rating: C



## ACCOMMODATION

There is a spacious sitting room with attractive fireplace, creating a light and comfortable main reception space. The newly fitted kitchen comprises a range of stylish units together with an induction hob, integrated oven, integrated dishwasher and space for a washing machine. New wiring and consumer unit. here are two good sized bedrooms. The accommodation is served by modern bathroom fitted with a new shower cubicle and white suite. A conservatory provides an additional seating area with windows and glazed doors overlooking and leading onto the garden.





Ground Floor

Area: 60.2 m<sup>2</sup> ... 648 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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