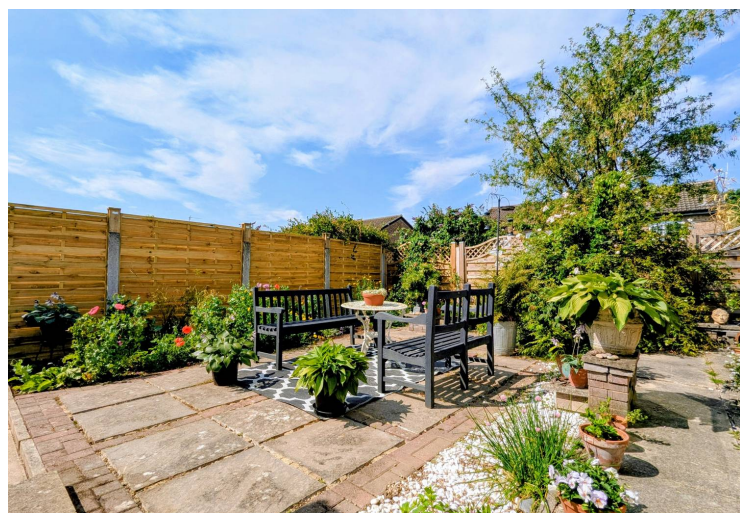




12 Shelley Court, Harrogate

£275,000

VERITY
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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.

Beautifully renovated throughout to a high standard, this two-bedroom semi-detached bungalow is ready to move straight into, with no updating or work required. Occupying a quiet cul-de-sac position, on the edge of open countryside and within walking distance of the breathtaking Nidd Gorge. It offers stylish, low-maintenance living - ideal for buyers of all ages, whether downsizing, or simply seeking a move-in ready home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



ACCOMMODATION

The bright and spacious sitting room features an attractive fireplace and newly fitted carpet.

The contemporary kitchen has been newly fitted with stylish units, an induction hob, integrated oven and dishwasher, plus space for a washing machine and fridge. The property also benefits from new wiring to the kitchen and a new consumer unit.

There are two well-proportioned bedrooms.

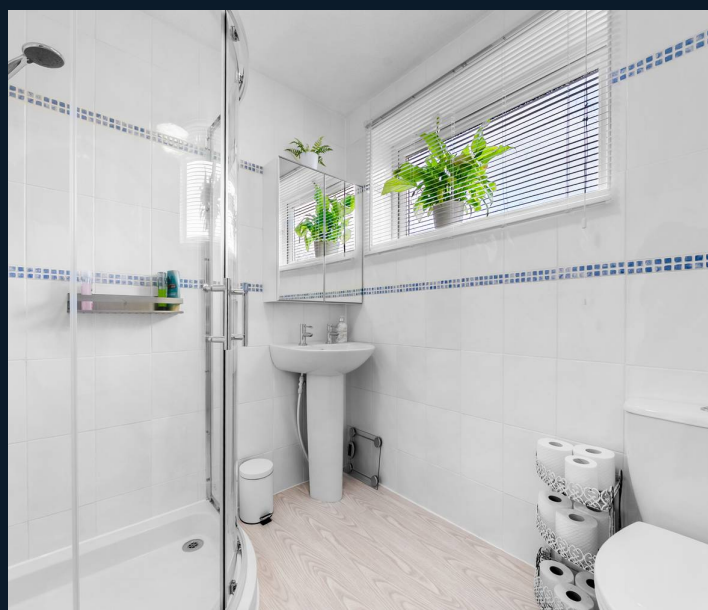
There is a modern light and airy bathroom, fitted with a new shower cubicle and white suite.

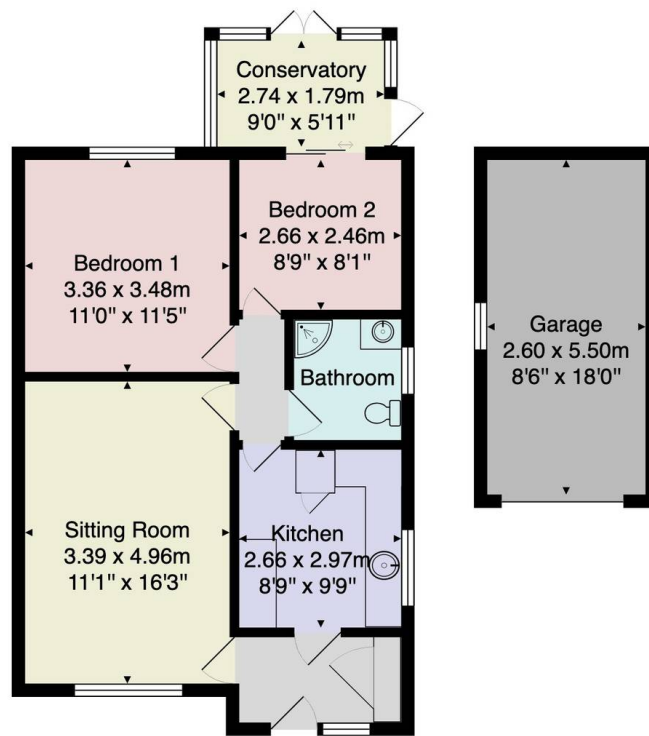
A conservatory provides an additional multi-use area, with glazed doors opening onto the rear garden.

OUTSIDE

A driveway provides off-road parking and leads to a refurbished single garage with a new roof, door and window.

Front and rear cottage style gardens, both enjoying plenty of sunlight throughout the day. The private rear garden features attractive planted borders and patio, creating an ideal space for relaxing or entertaining.





Ground Floor

Total Area: 74.5 m² ... 802 ft² (including Garage)

All measurements are approximate and for display purposes only.

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