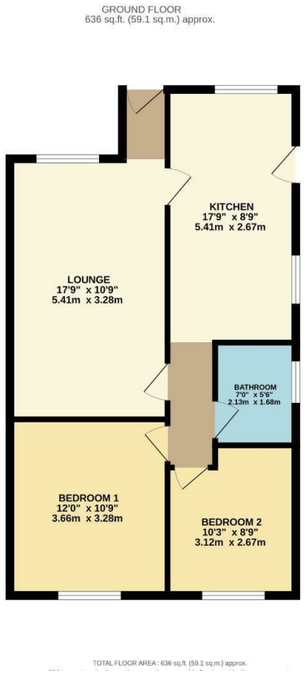
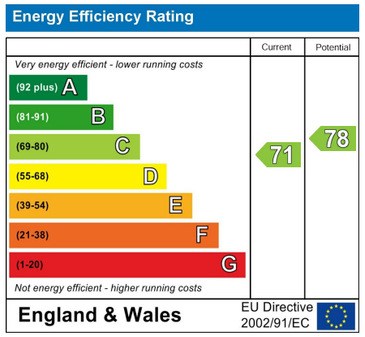
Floor Plan



Energy Performance Certificate



Directions

Turn right onto Coppice Avenue and first left into Coppice Close. Proceed towards the top turning left and the property is easily found on the right hand side clearly marked by a Hopkinson for sale board

Council Tax Band C Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£265,000

24 Coppice Close, Harrogate, HG1 2DW

2 Bedroom Bungalow - Semi Detached

A very well presented two bedroom semi detached bungalow set in a private cul-de-sac in a near town centre position. No chain involved.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The property is located off Ripon Road in a convenient near town centre position.

With gas fire central heating the well planned accommodation features sealed unit double glazed windows and gas fired central heating from an ideal Combi boiler.

The property also has an insulated loft with a pulldown ladder and cavity wall insulation.

The accommodation comprises in greater detail front entrance porch, lounge, spacious dining kitchen with a Beko washing machine and fan assisted oven and four ring electric hob.

There are two bedrooms to the rear of the property and a house bathroom.

The property features a long private driveway with a private shaped lawn and shrubs and at the rear a garage with a three tiered low maintenance garden.

The property is well placed for those who may require daily amenities on Kings Road. Additionally a short walk away there is a petrol station/general store.

Harrogate is a popular town that features a good road and rail network connecting the traveller and commuter to Leeds York and London.

The town features many attractions that include Betty tea rooms, other cafés, bars, restaurants and the famed 200 acre Stray.

















