



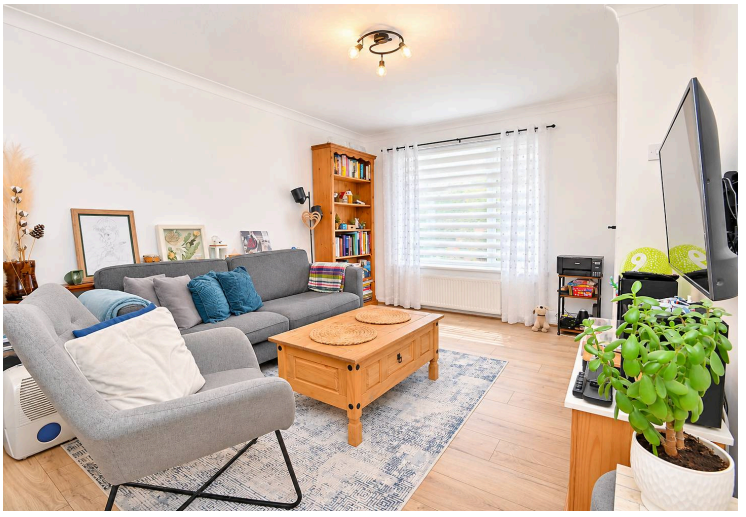

40 Truro Crescent, Harrogate

£235,000 Freehold

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A beautifully presented and newly refurbished two bedroom house, occupying a quiet residential position within easy reach of Harrogate and well served by a good range of local amenities.

The property has been finished to a high standard and offers stylish, well-proportioned accommodation together with a rear garden and garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



GROUND FLOOR

A welcoming entrance hall leads through to the sitting room, which is a spacious and comfortable reception room featuring attractive wood-effect flooring and a useful understairs storage cupboard.

To the rear is a stylish dining kitchen with space for a dining table and a door opening directly onto the garden.

The kitchen is fitted with a modern range of wall and base units together with an electric hob, integrated oven and space for additional appliances.

FIRST FLOOR

There are two good sized bedrooms on the first floor.

The principal bedroom is of particularly generous proportions and benefits from fitted storage cupboards.

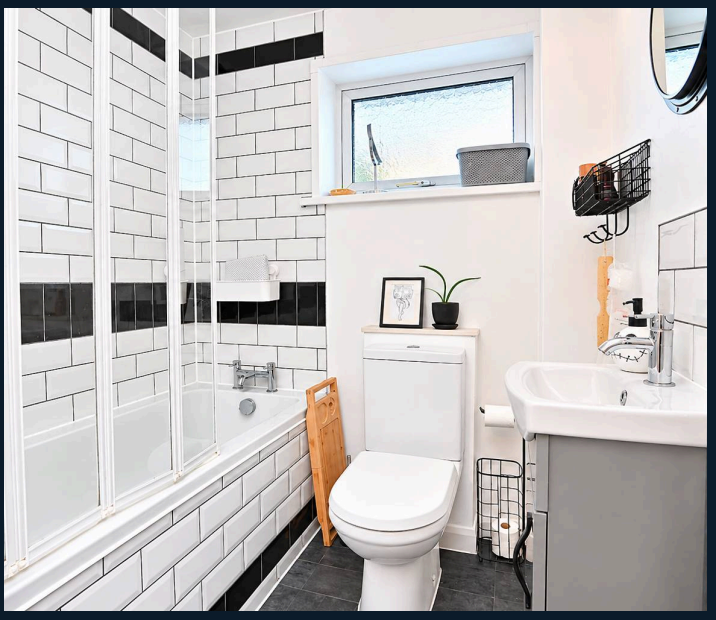
The accommodation is completed by a modern bathroom fitted with a white suite comprising a WC, washbasin and bath with shower above.

There is also access to the loft, providing useful additional storage space.

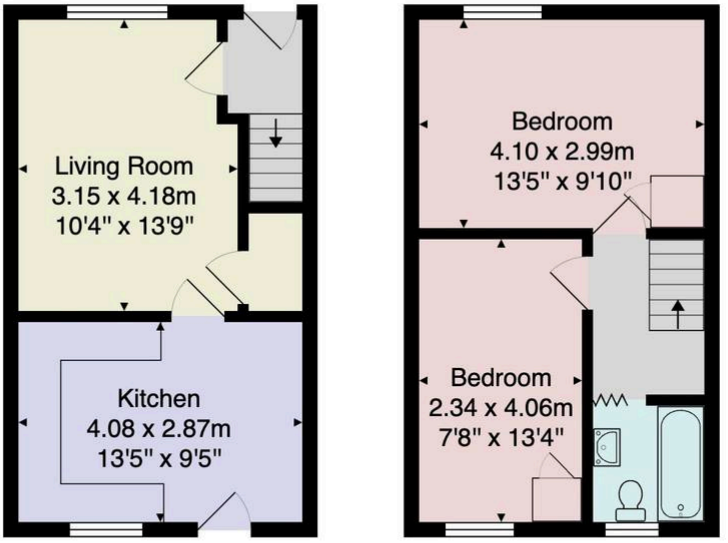
OUTSIDE

To the rear is an enclosed garden providing a pleasant outdoor sitting area.

The garden also provides access to the garage, which benefits from light and power.







Ground Floor First Floor

Total Area: 59.0 m² ... 635 ft²

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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