



5 Borage Road, Harrogate

£190,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A well-presented one-bedroom house offering surprisingly generous accommodation and particularly good outside space, situated in a convenient location well served by local amenities. Harrogate town centre is within easy reach, whilst beautiful open countryside is also close by. The property benefits from a spacious living area, a generous double bedroom, gardens and parking for two vehicles and is offered for sale with no onward chain.

OUTSIDE

A particular feature of the property is the generous amount of outside space. To the front is an attractive lawned garden with planted borders and a paved sitting area. There is also a further garden area with planted borders and two timber garden sheds, providing useful additional storage. The property also benefits from off-road parking for two vehicles in tandem.

AGENT'S NOTE

The property is offered for sale with no onward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



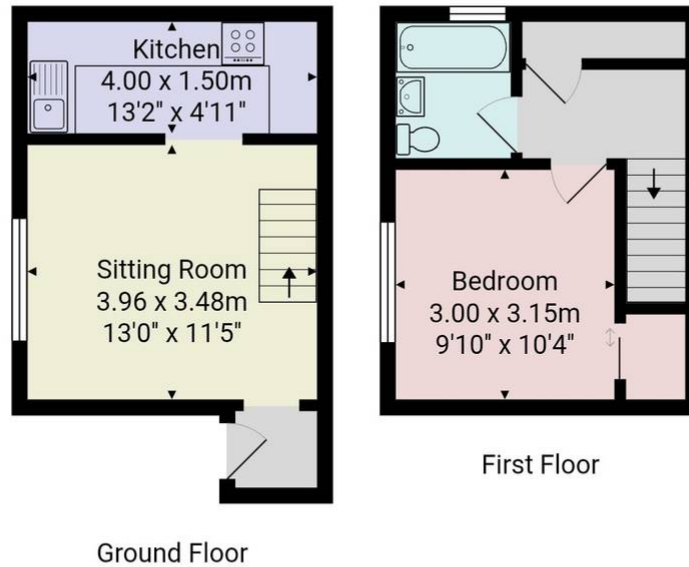
GROUND FLOOR

A reception hall leads into the spacious sitting room, which has attractive wooden flooring and provides ample space for both sitting and dining areas. A window overlooks the front garden. The kitchen is fitted with a range of modern wall and base units, together with an electric hob and oven, and provides space and plumbing for a washing machine and fridge /freezer.

FIRST FLOOR

A landing provides access to the loft and benefits from a useful fitted storage cupboard. The bedroom is a particularly generous double room with fitted wardrobes, one of which houses the modern boiler. The bathroom is fitted with a white suite comprising a WC, washbasin, and bath with shower above.





Total Area: 42.3 m² ... 455 ft²

All measurements are approximate and for display purposes only.

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