



**58 Bogs Lane, Harrogate, North Yorkshire, HG1 4EB**

**£290,000**

## 58 Bogs Lane, Harrogate, North Yorkshire, HG1 4EB

---

A spacious and well-presented semi-detached bungalow in a delightful position, with good-sized garden having an attractive open aspect over adjoining countryside.

---

This excellent bungalow is presented to a good standard and has spacious accommodation including a sitting room, kitchen and dining room, two double bedrooms and a house bathroom. A particular feature is the good-sized and attractive rear garden which enjoys a delightful aspect over adjoining countryside. There is also a driveway, garage and front garden.

The property is situated in this most convenient location close to the nearby amenities of Starbeck, including railway station, schools, shops, tennis club and swimming pool, and is convenient for both Harrogate and Knaresborough town centres, yet backing onto beautiful open countryside. An early inspection of this most individual property is strongly recommended. Offered for sale with no onward chain.





## **GROUND FLOOR RECEPTION HALL**

With window to front and fitted cupboard.

## **SITTING ROOM**

A spacious sitting room with window to front and living-flame gas fire.

## **KITCHEN**

Having a range of wall and base units with gas hob, extractor hood above and integrated oven. Space and plumbing for washing machine and fridge. Pantry cupboard

## **DINING ROOM#**

Windows to three sides and door leading to the rear garden.

## **BEDROOM 1**

A double bedroom with window to rear and fitted wardrobe.

## **BEDROOM 2**

A further good-sized bedroom with window to rear.

## **BATHROOM**

With WC, washbasin, and bath with shower above. Window to side.

## **OUTSIDE**

To the front of the property, a paved driveway provides off-road parking and leads to a **DETACHED SINGLE GARAGE**. To the rear there is a very good-sized and attractive lawned garden with well-stocked borders and paved sitting areas, with a delightful open aspect over the adjoining countryside.

**Tenure** - Freehold

**Council Tax Band** - E



Total Area: 65.9 m<sup>2</sup> ... 709 ft<sup>2</sup>

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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission. Copyright 2017 Ac2

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)