



23 Greenfields Road, Harrogate, North Yorkshire, HG2 7BH

£300,000

Offers Over

23 Greenfields Road, Harrogate, North Yorkshire, HG2 7BH

A fantastic opportunity to purchase this well-presented bungalow with a larger-than-average south-facing garden, in this convenient position on the outskirts of Harrogate.

The property provides spacious and well-presented accommodation including a delightful sitting room with windows overlooking the garden, an additional reception room which leads to the conservatory, together with a modern, well-equipped kitchen. There is also a double bedroom and modern bathroom on the ground floor. Stairs leads to a further double bedroom with en-suite bathroom on the first floor. A particular feature of the property is the good-sized south-facing garden with mature borders. There is also a driveway providing off-road parking.

The property is situated in this convenient location, well served by the amenities of Starbeck, convenient for both Knaresborough and Harrogate town centres.





GROUND FLOOR

SITTING ROOM

A large reception room with glazed sliding doors leading to the garden attractive fireplace with open grate.

DINING ROOM

A further reception room with stairs leading to the first floor. Under-stairs cupboard. Glazed doors lead to -

CONSERVATORY

Providing a further sitting area. Tiled flooring, windows and glazed doors overlooking the garden.

KITCHEN

Having a range of wall and base units, electric hob with extractor hood above, integrated oven and microwave. Integrated dishwasher and space for fridge / freezer. Window to front and glazed door to side.

BEDROOM

A double bedroom with window to front and fitted wardrobes.

BATHROOM

Modern white suite comprising WC, washbasin set within a vanity unit, and shower. Tiled flooring, heated towel rail and window to front.

FIRST FLOOR

BEDROOM

A further double bedroom with eaves storage and window to rear overlooking the garden.

EN-SUITE BATHROOM

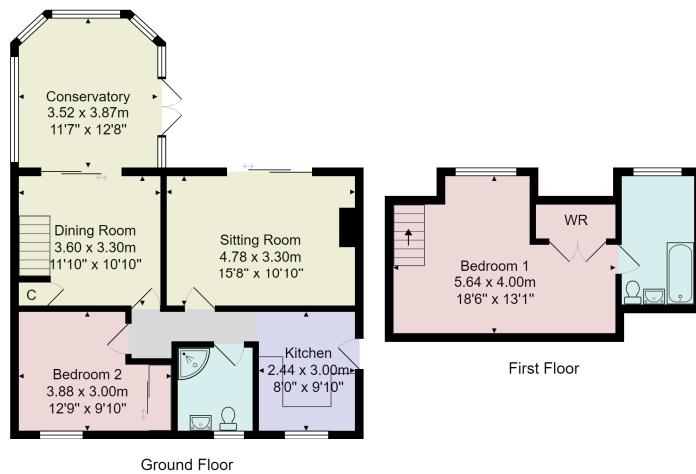
White suite comprising WC, washbasin set within a vanity unit, bath. Window to rear and tiled floor.

OUTSIDE

A driveway provides off-road parking to the front. To the rear there is an attractive and larger-than-average lawned garden with paved sitting areas, well-stocked borders, garden sheds and greenhouse.

Council Tax Band - C





Total Area: 95.2 m² ... 1025 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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Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
		Current	Potential
Very energy efficient - lower running costs			
(90-100)	A		
(81-91)	B	65	59
(69-80)	C		
(55-68)	D		
(31-54)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	