



45 Old Trough Way, Harrogate, North Yorkshire, HG1 3DE

£330,000

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A three-bedroom detached bungalow providing good-sized, well-presented accommodation, located in a quiet position close to the beautiful Nidd Gorge and enjoying a delightful aspect over the adjoining countryside.

The property is presented to a good standard and has been extended to provide spacious accommodation comprising a large sitting room, extended dining kitchen, three good-sized bedrooms, house bathroom and cloakroom / utility room. There is a large and attractive garden with open aspect to the rear as well as a driveway and garage.

The property is situated on a quiet cul-de-sac, just a short distance from the beautiful Nidd Gorge, and is well served by nearby amenities, and Harrogate town centre is within a few minutes' drive. Offered for sale with no onward chain.





RECEPTION HALL

With part-glazed door and window to front. Airing cupboard and fitted cupboard. Access to part-boarded loft.

SITTING ROOM

A spacious reception room with windows to front, tiled fireplace with wood surround and electric fire.

DINING KITCHEN

With a range of wall and base units with a point for a cooker and space and plumbing for dishwasher and fridge / freezer. Window to side. Spacious dining area with glazed doors leading to the garden.



CLOAKROOM / UTILITY

With a WC and washbasin. Space and plumbing for a washing machine and tumble dryer.

BEDROOM 1

A double bedroom with window to front and fitted drawers, wardrobes and dressing table.

BEDROOM 2

A double bedroom with window to rear. Fitted wardrobes, drawers and desk.

BEDROOM 3

A further bedroom with window to rear.



SHOWER ROOM

Modern white suite with WC, washbasin set in vanity, unit and large walk-in shower. Heated towel rail. Window to rear and tiled walls and floor.

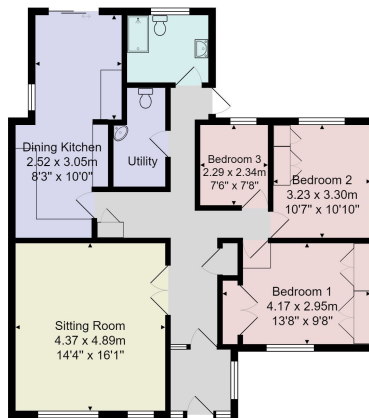
OUTSIDE

To the rear of the property there is an attractive lawned garden with open aspect to the rear over the joining farmland together, with various paved sitting areas. To the front of the property there is also a further lawned garden with well-stocked planted borders, driveway and **SINGLE GARAGE**.

Tenure - Freehold

Council Tax Band - D





Total Area: 94.9 m² ... 1022 ft²

All measurements are approximate and for display purposes only.
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