



16 Truro Road, Harrogate, North Yorkshire, HG3 2TD

£235,000

Offers Over

## 16 Truro Road, Harrogate, North Yorkshire, HG3 2TD

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A two-bedroom semi-detached bungalow with off-street parking, garage and garden, situated on the northwestern side of the town, close to both open countryside and the town centre.

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This well-presented property provides very well-appointed accommodation with two double bedrooms, modern newly fitted kitchen and bathroom, sitting room and a conservatory extension.

Truro Road is a quiet street situated on the northwestern side of the town, close to a good range of amenities, including a supermarket, medical centre, swimming pool, post office and primary school. The town centre is only a short distance away and well served by a regular bus service. Offered for sale with no onward chain.





### **SITTING ROOM**

A spacious reception room with doors leading to the conservatory.

### **CONSERVATORY**

Providing a further sitting area with windows and glazed door overlooking the garden.

### **KITCHEN**

A modern newly fitted kitchen with a range of wall and base units with electric hob, oven, integrated dishwasher and space for a fridge. Window to rear.

### **BEDROOM 1**

A double bedroom with fitted wardrobes and window to front.

### **BEDROOM 2**

A further double bedroom window to front.

### **SHOWER ROOM**

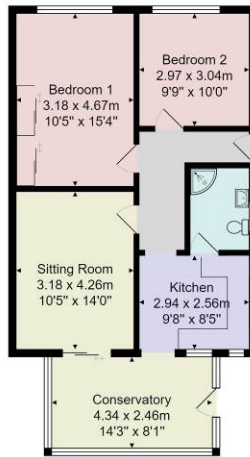
A modern newly fitted white suite with WC, washbasin set within a vanity unit, and shower. Heated towel rail and window to side.

### **OUTSIDE**

A driveway provides off-road parking and leads to a **SINGLE GARAGE**, which has light and power and plumbing for a washing machine. To the rear is an attractive paved garden with planted borders.

**Council Tax Band - B**





Total Area: 69.0 m<sup>2</sup> ... 742 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.  
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## Verity Frearson

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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
61	77	61	77
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	