



7 Bachelor Road, Harrogate, North Yorkshire, HG1 3EQ

£259,950



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A three-bedroom semi-detached bungalow situated in this desirable location, with attractive garden and garage.

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The spacious accommodation comprises a main reception room, together with kitchen and conservatory extension, three bedrooms and a bathroom. The property has the advantage of a garage, attractive paved garden and sitting areas.

Bachelor Road is a quiet residential position situated close to local amenities and just a short distance from Harrogate town centre.





## **SITTING ROOM**

A good-sized reception room with window to front and gas fire.

## **KITCHEN**

With a range of fitted wall and base units, point for cooker and space and plumbing for appliances. Windows to front and side.

## **BEDROOM 1**

A double bedroom with fitted wardrobes and glazed doors leading to the conservatory.

## **CONSERVATORY**

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

## **BEDROOM 2**

A further double bedroom with windows to two sides.

## **BEDROOM 3**

A further bedroom with window to side.

## **BATHROOM**

A white suite with WC, washbasin, and bath with shower above. Window to side.

## **OUTSIDE**

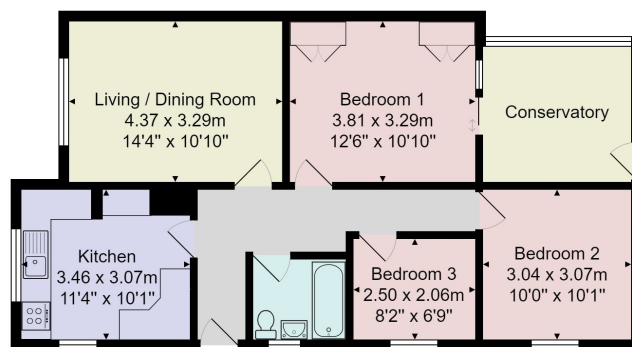
A drive provides off-road parking and leads to a **SINGLE GARAGE**. To the rear of the property there is an attractive paved garden providing an excellent outdoor entertaining space.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 68.2 m<sup>2</sup> ... 734 ft<sup>2</sup> (excluding conservatory)

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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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-10) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (100-100) <b>A</b> (90-90) <b>B</b> (80-80) <b>C</b> (70-70) <b>D</b> (60-60) <b>E</b> (50-50) <b>F</b> (40-40) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
69	85	72	85
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	