



1 Larkfield Road, Harrogate, North Yorkshire, HG2 0BT

£400,000



# 1 Larkfield Road, Harrogate, North Yorkshire, HG2 0BT

---

An immaculate three-bedroomed detached bungalow enjoying a very attractive position to the south side of Harrogate, just off Otley Road and within walking distance of a popular local shopping parade, a bus service and Harlow Carr Gardens.

---

This superb bungalow has undergone a comprehensive refurbishment programme which has included new gas central heating, rewiring, stylish décor, new kitchen & bathroom and floor coverings.

An early viewing is strongly recommended to appreciate this attractive home.





## RECEPTION HALL

A spacious reception hall with fitted cupboards.

## SITTING ROOM

A large reception room with stone fireplace with living flame gas fire and window to rear overlooking the garden.

## DINING KITCHEN

With dining area, window to side and glazed doors overlooking the garden. The kitchen comprises a modern range of stylish wall and base units, gas hob, integrated oven, integrated dishwasher and fridge/freezer. Plumbing for a washing machine.



## BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

## BEDROOM 2

A double bedroom with window to front.

## BEDROOM 3

A further bedroom with window to side.

## BATHROOM

Modern white suite with WC, basin and bath with shower above. Window to side. Tiled walls and floor and heated towel rail.



## OUTSIDE

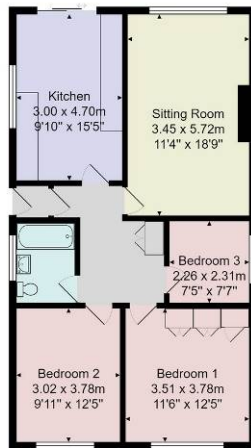
A long drive provides ample off-road parking and leads to a single garage. Lawned garden to front and to the rear there is an attractive lawned garden with well stocked borders and sitting areas with an open aspect to the rear.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 80.0 m<sup>2</sup> ... 862 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.

## Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

