



43 Wainfleet Road, Harrogate, North Yorkshire, HG1 3ED

£220,000

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A two-bedroom semi-detached bungalow with driveway and good-sized garden, situated in an end of cul-de-sac position on the north side of Harrogate.

The property provides generous accommodation with two good-sized bedrooms, bathroom, spacious reception room and well-equipped kitchen. Outside, a drive provides parking and leads to a garage / store and there are lawned gardens to the front and rear.

The property is situated at the head of a quiet cul-de-sac in a convenient location, close to local amenities and beautiful open countryside and is just a short distance from the town centre. Offered for sale with no onward chain.





SITTING ROOM

A spacious reception room with sitting and dining areas with window to front and fireplace with living-flame gas fire.

KITCHEN

With a range of fitted wall and base units, gas hob and electric oven and space for appliances.

BEDROOM 1

A large double bedroom.

BEDROOM 2

A good-sized bedroom.

BATHROOM

With WC, washbasin and bath with shower above.

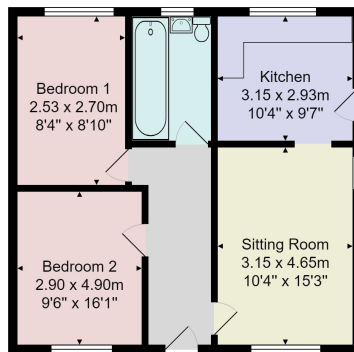
OUTSIDE

A drive provides ample parking. There is a lawn and garden to the front and further garden to rear with lawn, sitting area and large timber store.

Tenure - Freehold

Council Tax Band - C





Ground Floor

Total Area: 60.8 m² ... 654 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

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			