

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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187 Saltergate Drive, Harrogate, North Yorkshire, HG3 2XZ

£300,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

187 Saltergate Drive, Harrogate, North Yorkshire, HG3 2XZ

A superb 2 bedroom detached bungalow enjoying a particularly attractive position on the edge of open countryside/woodland.

The property offers well maintained accommodation with gas central heating, uPVC double glazing and garden room extension.

A particular feature to the bungalow are the delightful and easy to maintain south west facing rear gardens.

Offered for sale with no chain.





ENTRANCE HALL

Entrance Hall with doors off to the kitchen and the living room. Large storage cupboard.

KITCHEN

3.35m x 2.23m (7.4 sqm) - 10' 11" x 7' 3" (80 sqft)
Kitchen with a range of cream base and wall units. Built in double oven and gas hob with extractor. Space and plumbing for washing machine. Window to the side and door onto the drive.

LIVING ROOM

5.88m x 3.64m (21.4 sqm) - 19' 3" x 11' 11" (230 sqft)
Large living room with bay window to the front. Marble fireplace with electric fire. A door to Inner Hallway.



INNER HALL

Inner Hall with doors to both bedrooms and bathroom.

BEDROOM (DOUBLE)

3.87m x 2.77m (10.7 sqm) - 12' 8" x 9' 1" (115 sqft)
Double Bedroom with window overlooking the back garden. A range of built-in wardrobes.

BEDROOM (DOUBLE)

3.11m x 2.54m (7.9 sqm) - 10' 2" x 8' 4" (85 sqft)
Double bedroom with patio doors into the conservatory.



GARDEN ROOM

2.9m x 2.9m (8.4 sqm) - 9' 6" x 9' 6" (90 sqft)
Conservatory overlooking the back garden.

SHOWER ROOM

White suite including large walk-in shower, low flush WC and washbasin.

OUTSIDE

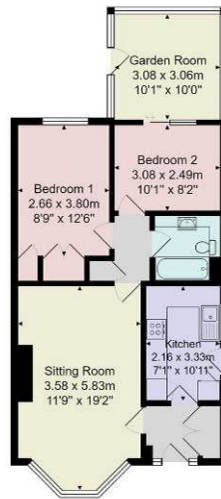
Single Garage with up and over door. Also, a separate access door.

Long block paved driveway. Easy to maintain southwest facing rear gardens.

Tenure - Freehold

Council Tax Band - D





Total Area: 68.8 m² ... 741 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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