



**35 Coppice Way, Harrogate, North Yorkshire, HG1 2DQ**

**£230,000**



## 35 Coppice Way, Harrogate, North Yorkshire, HG1 2DQ

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A well-presented two-bedroom semi-detached bungalow with driveway, garage and large and attractive garden, situated in this quiet and convenient location close to the town centre.

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This excellent property offers well-presented accommodation comprising sitting room, kitchen, two good-sized bedrooms and a bathroom. There is a driveway which provides parking and leads to a garage, whilst there is an attractive lawned garden to the rear with paved and decked sitting areas.

The property is situated in this quiet and most convenient location, well served by local amenities, just a short distance from Harrogate town centre and close to beautiful open countryside. Offered for sale with no onward chain.







## **ENTRANCE HALL**

### **SITTING / DINING ROOM**

A good-sized reception room with fireplace, electric fire and window to front.

### **KITCHEN**

With a range of fitted units with electric hob, integrated oven and space and plumbing for appliances (washing machine to be included in sale).

### **BEDROOM 1**

A double bedroom with fitted wardrobe.

### **BEDROOM 2**

A further double bedroom with glazed doors leading to the garden.

### **BATHROOM**

With WC, washbasin and bath with shower above.

### **OUTSIDE**

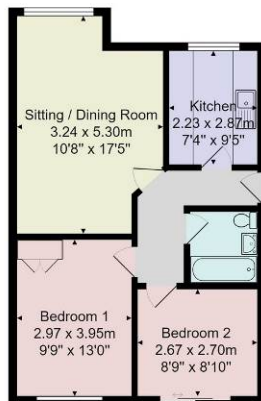
The property occupies a particularly generous plot and has a good-sized rear garden with lawn and paved and decked sitting areas. A drive provides parking and leads to a garage. Useful timber garden shed.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 55.1 m<sup>2</sup> ... 593 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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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
<small>Most energy efficient - lower running costs</small>			
A	(92-100)		88
B	(81-91)		
C	(69-80)		
D	(55-68)		51
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
www.epc4.com			