

VERITY
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THE HARROGATE ESTATE AGENT

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20 Derwent Road, Harrogate, North Yorkshire, HG1 4SG

£350,000

Offers Over

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THE HOME OF PROPERTY
• SINCE •
1921

20 Derwent Road, Harrogate, North Yorkshire, HG1 4SG

A beautifully presented three-bedroom semi-detached bungalow with a large and attractive garden, situated in a quiet residential position well served by local amenities.

This excellent property provides generous and flexible accommodation, comprising a sitting room, dining kitchen, garden room, and additional study/sitting area. There are two double bedrooms on the ground floor and shower room and on the first floor there is a third double bedroom and an ensuite WC.

A particular feature of the property is the very good-sized and attractive rear garden with planted borders and sitting areas. There is a summerhouse and also driveway providing parking and a single garage which is currently used for storage and a utility area.

The property is located on a quiet, residential street, well served by local amenities and convenient for Harrogate town centre as well as Knaresborough and the A1(M).





SITTING ROOM

A spacious reception room with feature fireplace with electric fire.

STUDY AREA

A further sitting and study area with stairs, leading to the first floor.

KITCHEN

With spacious dining area and windows overlooking the garden. The kitchen comprises a range of fitted units with electric hob, integrated double oven and space for appliances.

GARDEN ROOM

Providing a further sitting area with window and glazed doors leading to the garden.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM TWO

A double bedroom with fitted wardrobe and bedroom furniture.

SHOWER ROOM

With a white suite comprising a WC, basin set within a vanity unit and shower. Heated towel rail.

FIRST FLOOR

BEDROOM 3

A further double bedroom with large walk-in wardrobe.

ENSUITE WC

With WC and basin.

OUTSIDE

The property has a very large and attractive rear garden with planted borders, fruit trees and sitting areas. There is a garden room/summer house. The driveway provides parking and leads to a single garage which is currently used for storage and as a utility room.



Tenure - Freehold

Council Tax Band - C



Total Area: 129.2 m² ... 1391 ft²
All measurements are approximate and for display purposes only.
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