



3 Poplar Crescent, Harrogate, North Yorkshire , HG1 4PP

£274,950

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A modern two-bedroom semi-detached bungalow is situated in the popular residential area of Bilton on the outskirts of Harrogate centre, yet still within easy reach of a wide range of amenities and transport routes.

The property has the advantage of driveway parking and generous gardens to the rear. Offered for sale with no onward chain.





The accommodation briefly comprises –

Modern kitchen with integrated appliances, spacious lounge with electric flame-effect fire, fully tiled bathroom with bath and overhead shower, two good-sized double bedrooms and a conservatory leading to the rear garden. The property benefits from gas central heating, double glazing and a fully boarded loft area with storage cupboards perfect for extension and renovation, subject to the usual consents.

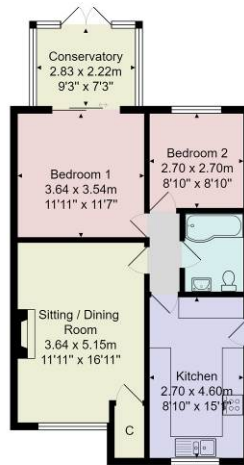
OUTSIDE

Externally, there are gardens to the front and rear with driveway parking for two cars and a garage.

Tenure - Freehold

Council Tax Band - C





Total Area: 68.2 m² ... 734 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	63	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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