



2 Laurel Gardens, Harrogate, North Yorkshire, HG1 4GS

£260,000

Offers Over

2 Laurel Gardens, Harrogate, North Yorkshire, HG1 4GS

A spacious and well-presented modern two-bedroom semi-detached house with attractive landscaped garden and off-road parking, forming part of a popular modern development between Harrogate and Knaresborough.

This beautifully presented property provides generous accommodation comprising a sitting room, dining kitchen, two double bedrooms, and modern bathroom. There is a parking space to the front of the property, and the good-sized and attractive gardens have been landscaped to provide a superb outdoor entertaining space.

Laurel Gardens is a quiet cul-de-sac, situated in this quiet and convenient location between Harrogate and Knaresborough and is well served by excellent local amenities.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with window to front and stairs leading to the first floor.

DINING

KITCHEN

With dining area and door leading to the garden. The kitchen comprises a range of stylish fitted units with gas hob, integrated oven, fridge / freezer and plumbing for a washing machine. Spacious under-stairs storage cupboard.

CLOAKROOM

With toilet and washbasin.

FIRST FLOOR

BEDROOMS

There are two good-sized double bedrooms and the first floor.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above.

AGENT'S NOTE 1

The property has the benefit of solar panels.

The property is long leasehold with an original term of 999 years.

Ground rent is £200 pa.

An estate charge is payable, to cover the costs of maintaining the communal areas on the development, of £198 pa.

AGENT'S NOTE 2

Number 2 Laurel Gardens is a spacious two-bedroom property with ample loft space which makes a third bedroom a viable future option. Several neighbouring properties having added a third loft-space bedroom.

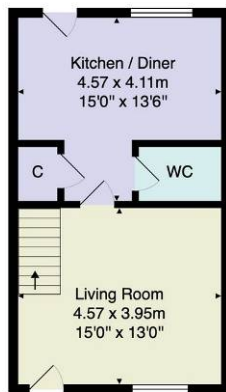
OUTSIDE

The property occupies a generous plot, having an attractive and private landscaped garden with various paved sitting areas, water feature, planted borders, shed and outdoor power points. Further garden to the front and side with planting. Privately owned pathway that leads to the rear of the property. The property has the benefit of an allocated parking space and an additional visitor's space to the front of the property.

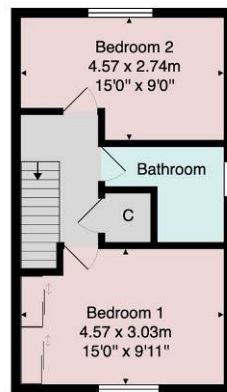
Tenure - Freehold

Council Tax Band - C





Ground Floor



First Floor

Total Area: 75.1 m² ... 809 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	90
(69-80)	C		
(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	
WWW.EPC4U.COM			