

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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

£350,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

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

An immaculately presented and extended three-bedroomed detached bungalow offering very well-appointed accommodation with the benefit of a conservatory, driveway parking and carport, situated in a quiet and popular residential district on the northwestern outskirts of Harrogate on a bus route.

The generous accommodation comprises three bedrooms, together with a good-sized sitting room, modern kitchen, wet room and a second bathroom. To the rear of the property there is an attractive landscaped garden. The accommodation has the benefit of full gas central heating and double glazing. Double gates lead to the large covered car port behind which there is a detached garage which has been partially converted for additional leisure space.

The property is situated in this quiet and most convenient location well served by local amenities, close to countryside walks and has nearby public transport links.





ENTRANCE HALL

SITTING ROOM

A spacious reception room with fireplace and living-flame gas fire. Bay window.

KITCHEN

With a range of modern fitted units with worktops. Gas hob and double oven and fitted fridge freezer.

CONSERVATORY / UTILITY

A useful additional space with plumbing for washing machine, dishwasher and appliances. TV point.

BEDROOM 1

A double bedroom with fitted wardrobes. TV point.

BEDROOM 2

A further double bedroom with fitted wardrobes.

BEDROOM 3

A single bedroom currently used as a study. Patio doors lead to the garden.

WET ROOM

With WC, washbasin and shower.

BATHROOM

With WC, washbasin, and bath with shower above.

LOFT

Large loft providing useful storage space. Partially converted with plaster board walls, carpet tiles, grab rails, lighting and Velux window.

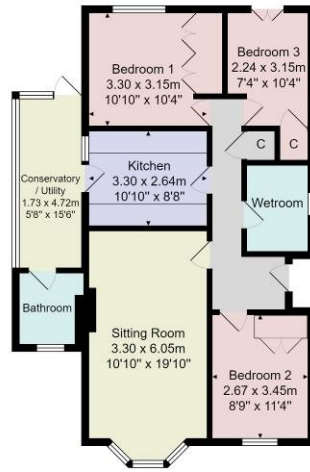
OUTSIDE

A driveway provides ample parking. To the rear of the property there is an attractive garden with lawn, planted borders and patio. The garden enjoys a delightful open aspect over green space. Double gates lead to the large covered car port behind which there is a detached garage which has been partially converted for additional leisure space. Timber garden shed and store.

Tenure - Freehold

Council Tax Band - D





Total Area: 86.1 m² ... 927 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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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk