



9 Larkfield Way, Harrogate, North Yorkshire, HG2 0BY

£345,000

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A beautifully presented and spacious two-bedroom semi-detached modern bungalow.

Situated just off Otley Road in this highly sought-after location to the southwest side of Harrogate, within walking distance of a popular local shopping parade, Harlow Carr Gardens, the Pinewoods and the famous Valley Gardens.





ACCOMMODATION

The well-appointed accommodation comprises a lovely open-plan lounge with a modern fitted kitchen and the added bonus of a separate dining area which overlooks the enclosed garden to the rear. There are two good-sized double bedrooms, together with a modern bathroom.

OUTSIDE

The driveway provides parking for several cars and there is a detached single garage to the rear. Externally, there is a low-maintenance garden to the front and a private lawned garden to the rear

Tenure - Freehold

Council Tax Band - C





Total Area: 66.1 m² ... 711 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

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | 91 | 95 |
| (81-91) | B | | |
| (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 | | | |