



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

£260,000

Guide Price

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A well-presented two-bedroom semi-detached bungalow with garage and garden, situated in this popular location which is well served by local amenities.

This super bungalow provides well-planned accommodation with a spacious sitting room, well- equipped kitchen, conservatory, extension, and shower room. There are two good-sized bedrooms, one of which could be used as an additional reception room if required, and fixed stairs lead to a useful attic room. A drive provides parking and leads to the garage and to the rear of the property there is an attractive paved garden.

This excellent home is situated in a quiet and convenient location, close to the amenities along Knaresborough Road and convenient for Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

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

KITCHEN

With a range of fitted units with gas hob and integrated oven. Space and plumbing for appliances.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A further bedroom or reception room. Glazed doors lead to a conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

SHOWER ROOM

With WC, washbasin and shower.

FIRST FLOOR

ATTIC ROOM

Fixed stairs lead to the attic room which could be used as an office or hobby room.

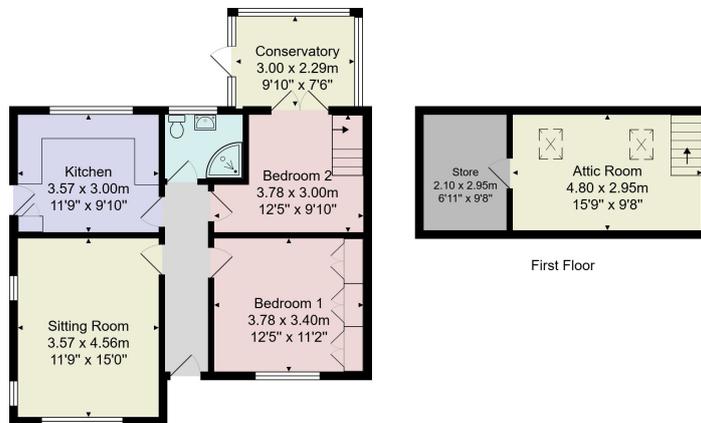
OUTSIDE

A drive provides parking and leads to a garage. Attractive garden to rear with paved sitting areas.

Tenure - Freehold

Council Tax Band - C





Ground Floor

First Floor

Total Area: 90.0 m² ... 968 ft²

All measurements are approximate and for display purposes only.
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