



WHITNEYS
PROPERTY LTD

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601 Harrogate Road

- TWO-BEDROOM SEMI-DETACHED
- SOUGHT AFTER RESIDENTIAL AREA
- IDEAL FOR FIRST TIME BUYERS
- IN NEED OF MODERNISATION

Offers Over £159,950

EPC Rating 'TBC'





Property Description

DESCRIPTION

A fantastic opportunity to create your ideal first home in a sought-after location.

This two-bedroom semi-detached house offers generous potential and a layout well suited to modern living. The property benefits from two gardens, providing plenty of outdoor space for relaxing, entertaining or future landscaping, along with a private garage for secure parking or additional storage.

While the home is in need of modernisation, it presents an exciting chance for buyers to put their own stamp on the property and add value. Situated in a highly desirable area, close to local amenities, schools and transport links, this home combines location, potential and practicality. An ideal purchase for first-time buyers or those looking for a rewarding renovation project.



RECEPTION ROOM

12' 1" x 12' 1" (3.68m x 3.68m) A spacious living room full of character, featuring exposed ceiling beams, wall lighting, and a central fireplace creating a natural focal point. A large window allows plenty of natural light, while the generous floor space offers flexibility for a range of seating layouts. Finished in neutral tones, this room is comfortable and well proportioned with scope to personalise if desired.



KITCHEN

12' 0" x 8' 1" (3.66m x 2.46m) A spacious, bright kitchen with a range of wall and base units and generous worktop space. Features include a gas hob, built-in oven, stainless steel sink and space for appliances. Finished in neutral tones, the kitchen is practical, well maintained, and ready to use with scope to update if desired.



PANTRY

4' 1" x 8' 1" (1.24m x 2.46m) A practical utility and storage area offering useful shelving and worktop space, ideal for household items and additional storage. Finished with easy-care flooring and fitted cupboards, this room provides excellent functionality and potential for a variety of uses.



BEDROOM 1

9' 1" x 11' 1" (2.77m x 3.38m) A spacious double bedroom featuring a full wall of fitted wardrobes providing excellent storage. A large window allows for plenty of natural light, while the generous floor area offers flexibility for bedroom furniture. Neutral decor throughout makes this a comfortable room with scope to update to personal taste.

Leading off the bedroom, is useful additional space including built in shelving ideal as a dressing room.

BEDROOM 2

10' 1" x 9' 1" (3.07m x 2.77m) A bright and generously sized double bedroom featuring a full wall of fitted wardrobes and overhead storage, providing excellent built in space. A large window allows plenty natural light, with the neutral decor and spacious layout offer a comfortable room with scope to personalise to taste.

BATHROOM

7' 1" x 5' 1" (2.16m x 1.55m) A well proportioned bathroom fitted with a full-size bath and shower, pedestal hand wash basin, and toilet. Windows provide natural light and ventilation, while built-in storage adds practicality. Presented in clean, serviceable condition with scope to modernise to personal taste.



EXTERIOR

The outside benefits from well-maintained front and rear gardens, mainly laid to lawn with established shrubs and hedging providing a pleasant outlook and a good degree of privacy. Pathways offer easy access around the property and to the entrance porch.

To the rear, there is a driveway leading to a garage, providing off-road parking and useful additional storage. The outdoor space offers plenty of potential for further landscaping or personalisation to suit individual needs.





PURCHASE DETAILS: Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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