

## THE HARROGATE ESTATE AGENT

verityfrearson.co.uk



97 High Street, Harrogate, HG2 7LH

£235,000



# 97 High Street, Harrogate, HG2 7LH

A spacious and well presented two-bedroomed semidetached bungalow, which has been modernised to a good standard and is situated in a highly convenient location close to all of the amenities of Starbeck.

This excellent bungalow offers deceptively spacious accommodation on a good-sized plot and with ample off-road parking, single garage and enclosed gardens to both the front and rear. The accommodation comprises a bright and airy sitting room with bay window, a modern kitchen and shower room plus two double bedrooms and spacious reception hallway.

Convenient location with frontage onto High Street and being within an easy walk of all of Starbeck's amenities. An early inspection is recommended.











#### **RECEPTION HALL**

Spacious reception hall and porch.

## **SITTING ROOM**

A spacious reception room with bay window to front and windows to side. Attractive fireplace with living-flame gas fire.

### **DINING ROOM**

A further reception room with windows to side and fitted cupboard.

### **KITCHEN**

Fitted with a range of wall and base units with sink, electric hob and oven. Plumbing for washing machine. Window to rear.

#### **BEDROOM 1**

A double bedroom with window to front.

#### **BEDROOM 2**

A double bedroom with window to rear.

#### **BATHROOM**

Fitted with a modern white suite comprising low flush WC, wash basin and large walk-in shower. Window to rear.

## **OUTSIDE**

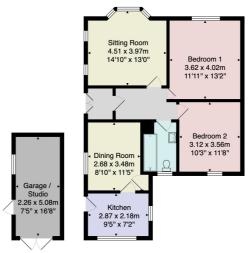
A drive provides off street parking and leads to a garage / studio. To rear is an attractive lawned garden.

Tenure - Freehold

**Council Tax Band -** C

**EPC RATING - 66** 





Total Area: 82.9 m² ... 892 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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## For all enquiries contact us on:

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