



97 High Street, Harrogate, HG2 7LH

£235,000

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A spacious and well presented two-bedroomed semi-detached 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.
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Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
66	54	63	82

Energy Efficiency Rating: A scale from A (Very energy efficient) to G (Not energy efficient). Current: 66, Potential: 54.
 Environmental (CO₂) Impact Rating: A scale from A (Very environmentally friendly) to G (Not environmentally friendly). Current: 63, Potential: 82.