



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

£285,000

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A fantastic opportunity to purchase a spacious two-bedroomed detached bungalow occupying a particularly generous plot, situated on this quiet street yet close to a range of amenities.

This excellent bungalow offers very generous accommodation including sitting room, dining room and kitchen, together with two double bedrooms, including an en-suite WC to the master bedroom, and house bathroom. There is also a large loft which has potential to be converted to provide additional accommodation if required, subject to obtaining the necessary consents. The property also has the benefit of a driveway, larger-than-average garage and a generous lawned garden with paved sitting areas.

Derwent Road is a quiet residential street close to the amenities of Knaresborough Road, with shops and a railway station. Harrogate town centre is just a short distance away as is the famous Stray. Offered for sale with no onward chain.





ENTRANCE PORCH

Glazed door, glazed windows to front and side. Leads to –

ENTRANCE HALL

A spacious entrance hall with fitted cupboard. Access to the loft.

SITTING ROOM

A spacious reception room with bay window to front and further window to side. Stone fireplace. Glazed double doors lead to –

DINING ROOM

A further reception room with window to rear overlooking the garden, further window to the side.



KITCHEN

Having a range of wall and base units, gas hob and integrated electric oven. Space and plumbing for fridge and washing machine. Window and exterior door to the rear.

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

EN-SUITE WC

With WC, washbasin set within a vanity unit. Window to side.



BEDROOM 2

A double bedroom with window overlooking the rear garden, further window to the side.

BATHROOM

With WC, washbasin, bath with shower above. Window to side.

LOFT

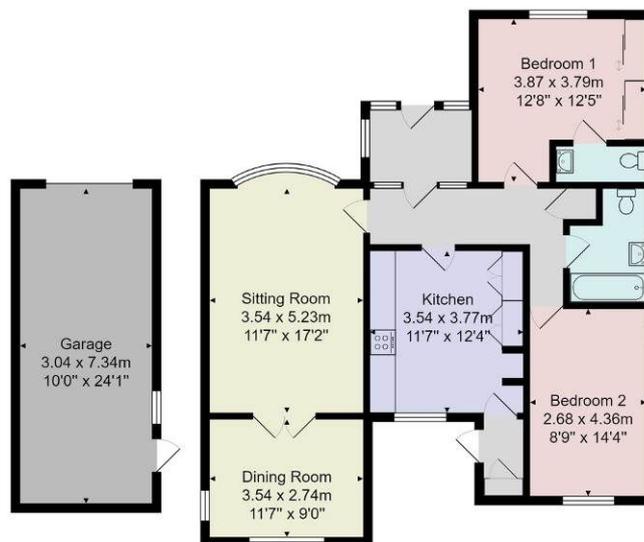
Access to a large boarded loft from the entrance hall via a pull-down ladder.

OUTSIDE

A driveway at the front of the property provides ample off-road parking and leads to a large **SINGLE GARAGE**. The property occupies a particularly generous plot, having a very good-sized lawned garden to the rear with various paved sitting areas.



Council Tax Band - D



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