



Old Trough Way, Harrogate HG1 3DE

welcome to

Old Trough Way, Harrogate

SOUGHT AFTER RESIDENTIAL LOCATION, CUL-DE-SAC POSITION, NO ONWARD CHAIN, THREE BEDROOM LINK DETACHED BUNGALOW, DRIVEWAY, GARDENS to front and rear, FITTED KITCHEN, LIVING ROOM, BATHROOM, GARAGE used for storage only with loft access.

Entrance Hall

uPVC double glazed door to the front, storage cupboard housing the gas central heating boiler, gas central heating radiator.

Living Room

Two double glazed windows to the front, gas central heating radiator, glass French doors leading from the internal hall.

Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated oven, hob and extractor fan, space for a fridge freezer and washing machine, gas central heating radiator, double glazed window and door to the rear.

Bedroom One

Double glazed French doors leading out to the rear garden, gas central heating radiator.

Bedroom Two

Double glazed window to the front, gas central heating radiator.

Bedroom Three

Double glazed window to the rear, gas central heating radiator, spotlights.

House Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, mirrored cabinet, heated towel rail, double glazed window to the rear.

Garage/Storage

Garage for storage only, with loft access.

Exterior

Driveway and lawned garden to the front with fenced boundary and to the rear is a tiered garden with paved seating area and steps leading to a lawned area with fenced boundaries.





view this property online williamhbrown.co.uk/Property/HRG107902



welcome to

Old Trough Way, Harrogate

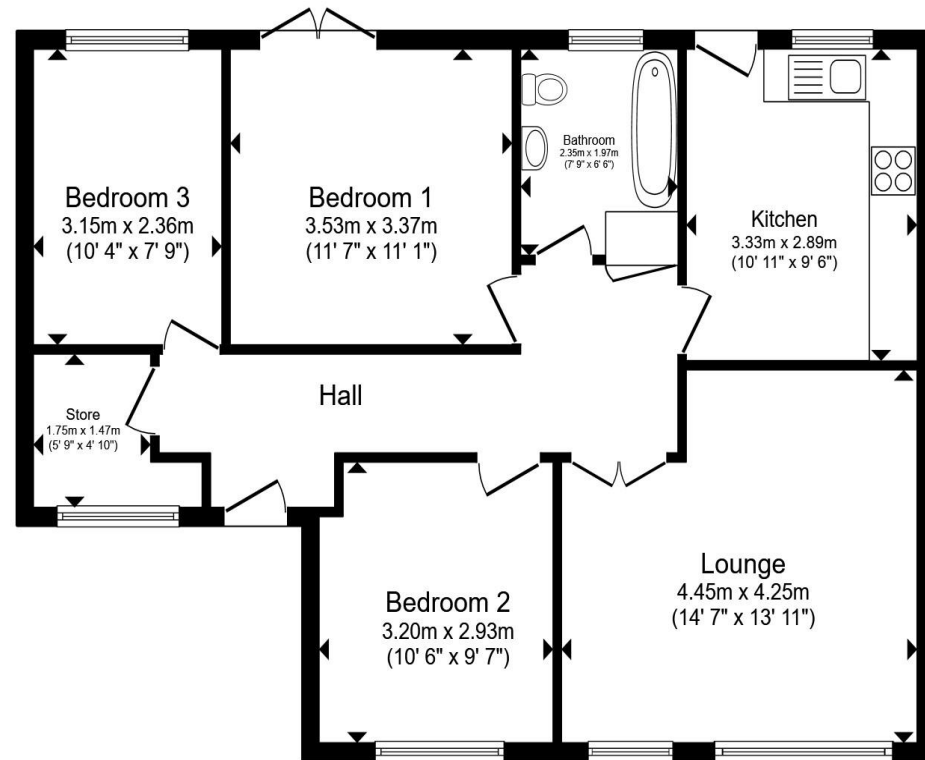
- Three bedroom link detached bungalow
- No onward chain
- Cul-de-sac location
- Driveway & Garage for storage
- Lawned gardens to front and rear

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£350,000



Total floor area 77.7 m² (837 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/HRG107902



Property Ref:
HRG107902 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk