



203 Saltergate Drive, Harrogate, North Yorkshire, HG3 2XZ

£225,000

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A well-presented two-bedroomed detached bungalow with the benefit of a detached single garage and private enclosed garden to the rear.

Situated in a popular residential district close to open countryside and served by the local shops and services of Jennyfields.

An early inspection of this lovely, well-presented bungalow is strongly recommended. Immediately available, with no onward chain.





ENTRANCE HALL

Central heating radiator.

SITTING ROOM

Bay window to front and central heating radiator.

KITCHEN

Range of wall and base units and work surfaces having inset stainless-steel sink and drainer. Four-ring electric hob, integrated electric double oven, space for fridge / freezer and plumbing for washing machine. Window and exterior door to side.

BEDROOM 1

Window to rear, central heating radiator and fitted wardrobe.

BEDROOM 2

Window to rear and central heating radiator.

BATHROOM

White suite comprising low-flush WC, washbasin and shower cubicle. Window to side and central heating radiator.

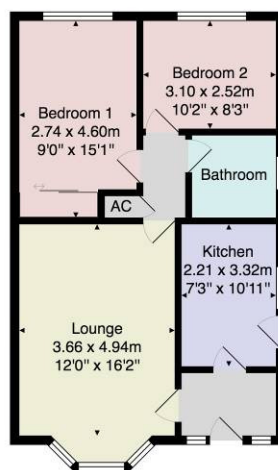
OUTSIDE

Driveway to front providing off-road parking leads to a **SINGLE GARAGE**. To the rear there is an enclosed lawned garden with paved sitting area and well-stocked borders.

Tenure - Freehold

Council Tax Band - D





Total Area: 59.2 m² ... 638 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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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
<small>Very energy efficient - lower running costs</small> <small>(91-100)</small> A <small>(81-90)</small> B <small>(69-80)</small> C <small>(55-68)</small> D <small>(39-54)</small> E <small>(21-38)</small> F <small>(1-20)</small> G <small>Not energy efficient - higher running costs</small>			<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(100-1000)</small> A <small>(300-900)</small> B <small>(100-300)</small> C <small>(30-100)</small> D <small>(10-30)</small> E <small>(2-10)</small> F <small>(0-2)</small> G <small>Not environmentally friendly - higher CO₂ emissions</small>		
	85			67	
	55			54	
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		