



Crossways Crescent, Harrogate, HG2 7DQ

- Two bedroom semi-detached bungalow
- Private rear garden
- Quiet residential street
- Two well-proportioned bedrooms
- Public transport links close by
- Spacious kitchen area
- Driveway with off-road parking
- Well-appointed bathroom
- Close to local amenities
- Council Tax Band C

Guide Price £240,000



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DESCRIPTION

Located on Crossways Crescent, this semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed by an inviting reception room that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The layout of the bungalow ensures a seamless flow throughout, enhancing the sense of openness and light.

The property boasts a well-appointed bathroom, designed for both functionality and comfort. The kitchen, while not specified, is typically a central hub in bungalows, offering the potential for culinary creativity and family gatherings.

One of the standout features of this home is the private rear garden, a tranquil oasis perfect for enjoying the outdoors. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind with a good book, this space offers endless possibilities. Additionally, the driveway provides convenient off-road parking, a valuable asset in this sought-after area.

Crossways Crescent is ideally located, providing easy access to local amenities, parks, and transport links, making it a desirable place to live. This bungalow presents an excellent opportunity for those looking to settle in a peaceful yet vibrant community. Do not miss the chance to make this charming property your new home.



EPC

Energy rating TBC

This property produces TBC tonnes of CO2

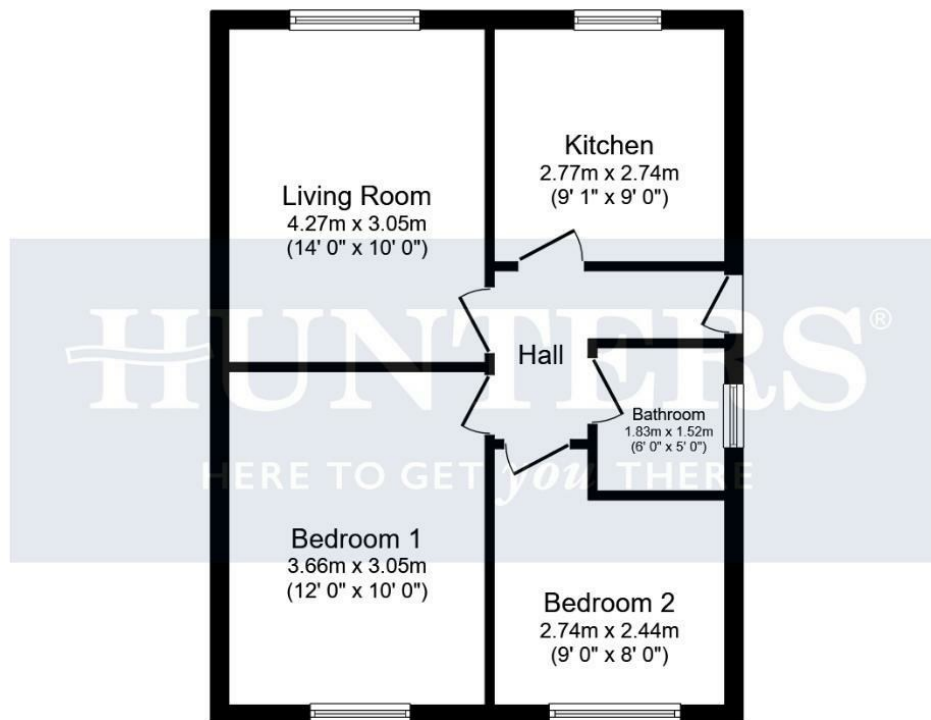
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C



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Floor Plan

Floor area 47.3 sq.m. (509 sq.ft.)

Total floor area: 47.3 sq.m. (509 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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