

13 RUDBECK DRIVE
HARROGATE
HG2 7AF



NICHOLLS
TYREMAN

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Set in a peaceful residential position on Rudbeck Drive in the popular Wetherby Road area of Harrogate, this deceptively spacious brick-built semi-detached bungalow enjoys excellent local convenience. Sainsbury's supermarket is close by, with additional local shops, a Co-op and the Morrisons superstore all within easy reach. Harrogate's vibrant town centre, with its boutique shopping, restaurants, cafés and cultural attractions, is just a short distance away and easily accessible by car or regular bus services. The area is well served by highly regarded local schools and benefits from easy access to attractive green spaces, parks and leisure facilities.

Entrance Porch | Living Room | Kitchen | Conservatory

Inner Hall | Two Bedrooms | Bathroom

Car Port | Garage | Gardens

Council Tax: C | Energy Rating: D | Tenure: Freehold

Offers in Excess of £270,000





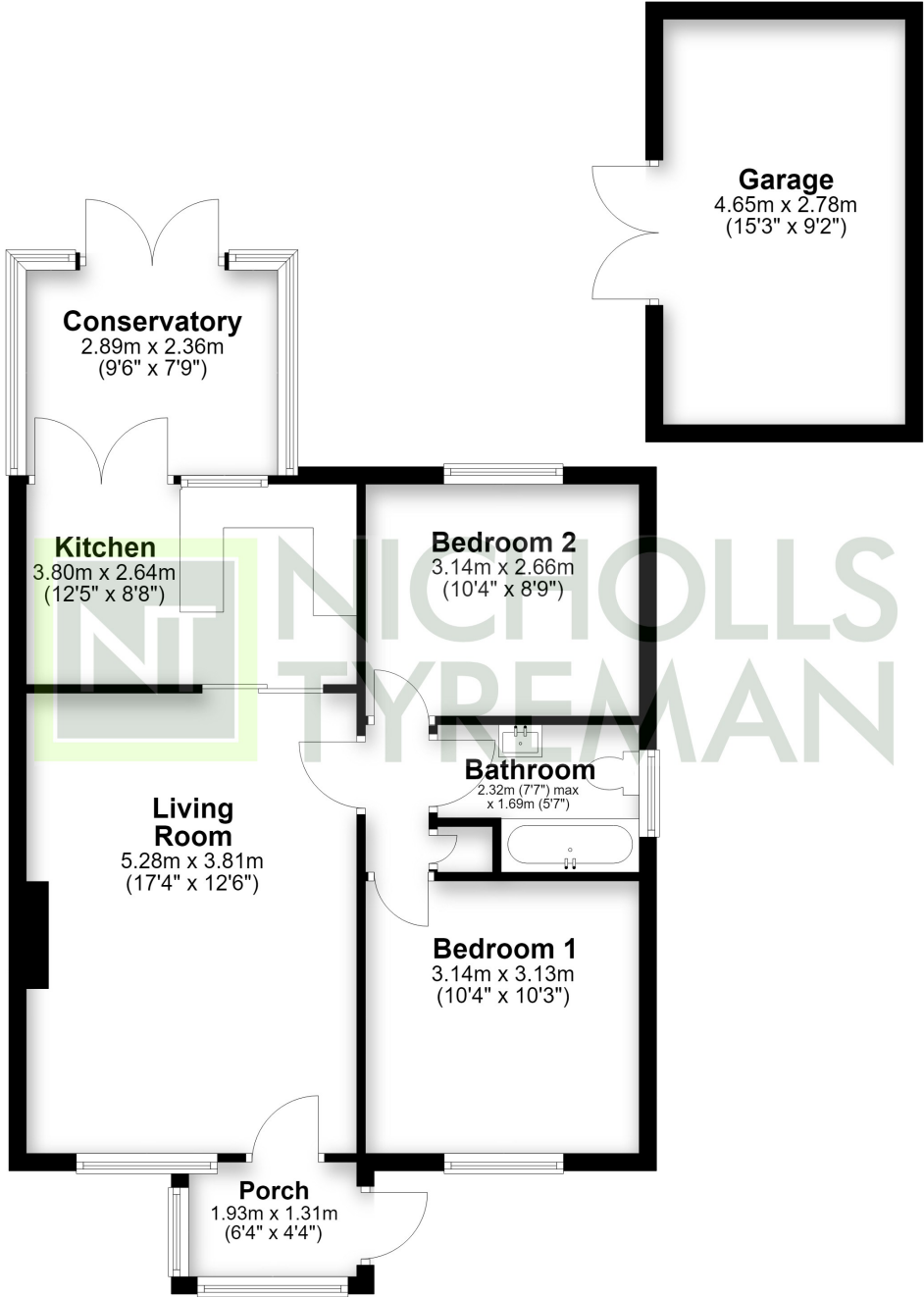
The property has been thoughtfully modernised throughout and offers well-planned accommodation enhanced by newly fitted double glazing and central heating. The bungalow reveals its surprisingly generous proportions, with **well-proportioned rooms** throughout. An entrance porch leads into a spacious living room, while the stylish breakfast kitchen is fitted with a comprehensive range of wall and base units, integrated appliances and a breakfast bar. Double doors open from the kitchen into a light-filled conservatory, ideal for relaxing or entertaining.

From the inner hall there are **two well-proportioned double bedrooms** and a modern bathroom complete with a shower over the bath.

Externally, a neat forecourt garden with colourful flowering borders and a mature boundary hedge creates an attractive first impression. A long side driveway provides excellent off-road parking and leads to a substantial carport, beyond which stands a fully insulated timber garage (approximately 15'3" x 9'2") built on brick foundations, with power, light and an insulated roller door. To the rear, fully enclosed flagged gardens offer a low-maintenance outdoor space, bordered by hedging and timber fencing.



Ground Floor



This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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