

**13 RUDBECK DRIVE
HARROGATE
HG2 7AF**



13 RUDBECK DRIVE | HARROGATE | HG2 7AF

A brick built semi detached bungalow situated in this quiet residential location close to Sainsbury's supermarket with the Harrogate town centre a short distance away

Entrance Porch | Living Room | Kitchen | Conservatory

Inner Hall | Two Bedrooms | Bathroom

Car Port | Garage | Gardens

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

£290,000



The property has been modernised throughout and offers well planned accommodation with the benefit of newly fitted double glazing and central heating.

The accommodation comprises: Entrance porch, living room, breakfast kitchen with a range of wall mounted cupboards and base units with integrated appliances, breakfast bar and doors leading to the conservatory. From the inner hall there are two bedrooms and a bathroom.

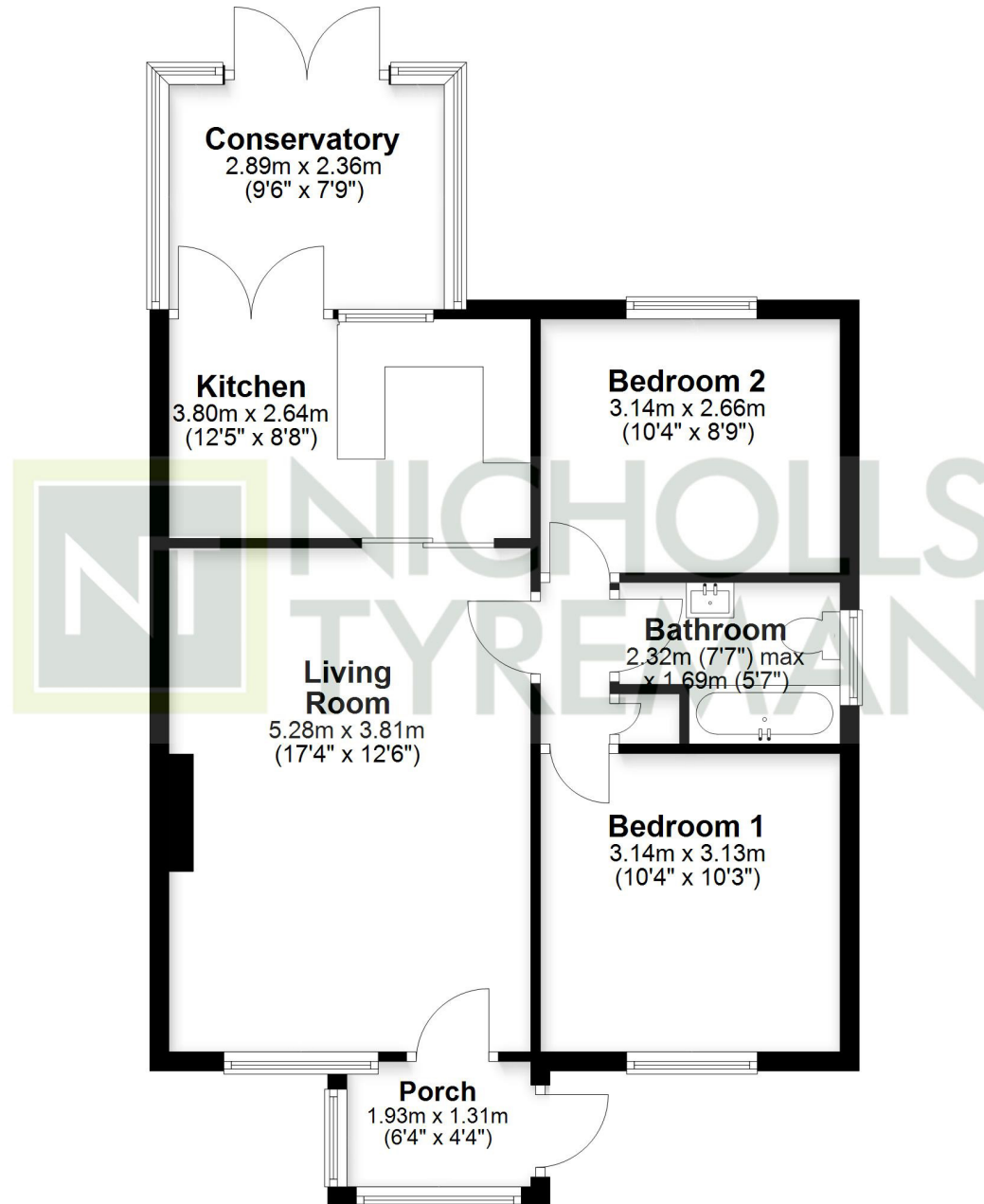
To the front of the property is a forecourt garden with flowering borders and mature boundary hedge.

A long, side driveway with a good sized carport, leads to a fully insulated timber **garage 15'3" x 9'2"**, with power and light.

To the rear of the property are enclosed, flagged gardens with boundary hedge and timber boundary fencing.



Ground Floor



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



9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Foreman Estate Agents.