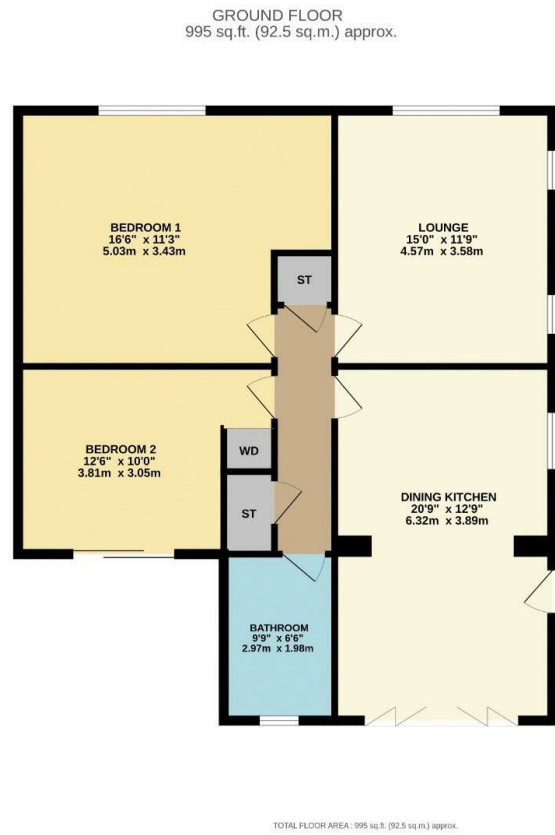


Floor Plan



Energy Performance Certificate

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

Directions

From the Empress roundabout proceed out of Harrogate on Knaresborough Road. Turn left onto Jesmond Road and take the first right onto Malden Road then take the first left onto Derwent Road where the property is found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band C Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£365,000**

21 Derwent Road, Harrogate, North Yorkshire, HG1 4SG

2 Bedroom Bungalow - Semi Detached

**A beautifully presented two bedroomed bungalow which has been extended to the rear and refurbished throughout offering spacious living accommodation and benefitting from a quiet location but with a wide range of amenities close by and a regular bus service in Harrogate's town centre.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

*Description*

With gas fired central heating and double glazing the living accommodation comprises; entrance door leading into the open plan dining kitchen with modern fitted units, space and plumbing for a washing machine and slimline dishwasher, hob with extractor and eye level ovens and a dining area with lovely views of the garden. The inner hall leads to the spacious lounge with feature electric fireplace, large master bedroom, second double bedroom with patio doors leading out onto the patio area, modern house bathroom with a vaulted ceiling includes a walk in shower, separate bath, w/c and hand basin. There is also a useful storage cupboard in the inner hall and additional storage available in the loft.

Outside to the front of the property is an easy to maintain gravelled area and a driveway offering off street parking for multiple vehicles in tandem and leads to the single garage which has light and power. To the rear of the property is a patio area including a covered area with a wood burning stove which creates a fantastic seating area which overlooks the immaculately kept lawn and well stocked flower beds and there is also a greenhouse.

