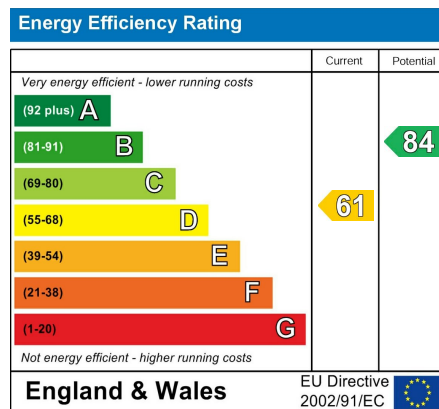


Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout continue along Skipton Road. Continue through the lights and over the railway bridge and turn left just before the fire station onto Grove 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.



Guide Price £450,000

14 Grove Road, Harrogate, HG1 5EP

3 Bedroom House - End Town House

Rare to the market, a stunning three bedroomed end of terrace house which offers a blend of traditional Victorian charm and modern convenience. The property has been fully refurbished to a high standard, offering spacious and flexible living accommodation over three floors and off-street parking. Perfectly positioned close to the vibrant Kings Road area and Harrogate town centre. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

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

Description

The property has been fully refurbished with, new gas central heating system, full electrical rewire, doubled glazed sliding sash windows, engineered oak wood floors and traditional slate roofing, meeting modern standards

The living accommodation comprises; entrance hall, lounge with feature fireplace and bay window, dining room (with a useful understairs storage cupboard) which leads into the modern fitted kitchen which has integrated fridge freezer, dishwasher, AEG hob and oven. There is a separate utility room with space for a tumble dryer and washing machine and a downstairs w/c.

On the first floor the landing leads to the spacious master bedroom, a good sized second bedroom and modern house bathroom with Fired Earth wall tiles, Villeroy and Boch sanitary ware including shower over the bath, w/c and hand basin.

The second floor comprises of a third bedroom, ideal for guests or children with an ensuite shower room with walk in shower, w/c and hand basin.

Outside to the front of the property is a large lawn and a gravelled drive offering off street parking. To the rear is an easy to maintain courtyard garden which offers a pleasant seating/BBQ area.

