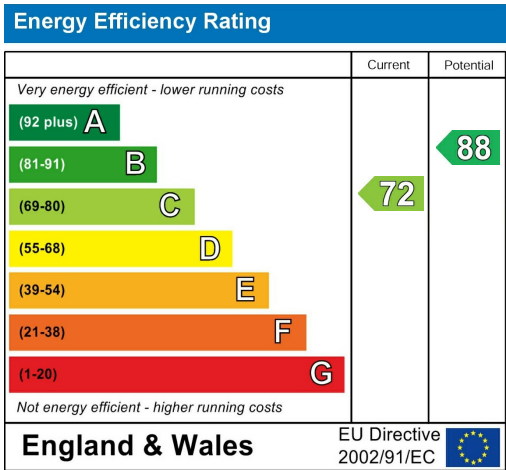




Energy Performance Certificates



Directions

Proceed out of Harrogate on Ripon Road (A61) down the hill towards the Hydro. At the lights turn left onto Jennyfield Drive. Continue along Jennyfield Drive and turn right onto Norwich Drive, at the t-junction turn right onto Lincoln Grove. Follow the road to the left where the property is found on your right hand side, clearly marked by a Hopkinsons For Sale board.  
Council Tax Band    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.



£189,950

85 Lincoln Grove, Harrogate, HG3 2UD

2 Bedroom House - Terraced

**A two bedroomed mid terrace offering well proportioned living accommodation benefitting from off street parking and a good location on a quiet cul de sac with a wide range of local amenities and a regular bus service into Harrogate's town centre. NO ONWARD CHAIN.**



HOPKINSONS

ESTATE AGENTS

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



Description

With a newly installed gas central heating boiler and UPVC double glazing the living accommodation comprises; entrance porch, spacious lounge with feature fireplace, dining kitchen with gas hob, extractor, single oven, space for an under counter fridge and plumbing for a washing machine. There is also a useful understairs storage cupboard.

On the first floor the landing leads to the spacious master bedroom with a built in storage cupboard, good sized second bedroom and house bathroom with shower over the bath, w/c and hand basin with storage underneath. The loft space is fully insulated and could provide extra storage space.

Outside to the front of the property is a lawn and a pathway leading to the front door. To the rear is an enclosed garden with an Astroturf seating area, well stocked flower beds, lawn and the property benefits from private off street parking for one vehicle. There are pleasant open green spaces and with a great park close by within walking distance.

