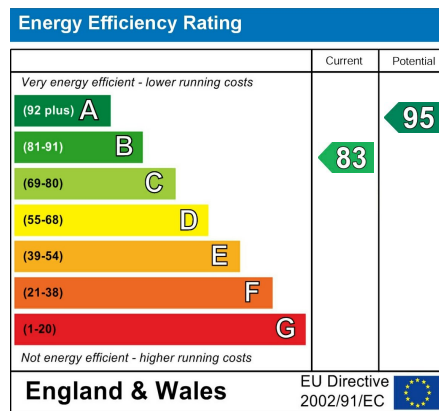


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Ripon Road (A61) and at the roundabout take the first exit onto Skipton Road (A59). Continue passed Aldi and take the second right hand turning into Malham Drive. follow the road round to the right and turn left into Halton Gill Grove where the property is found at the head of the cul de sac.

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.



£325,000

12 Halton Gill Grove, Harrogate, HG3 2YS

3 Bedroom House - Semi-Detached

**A very well presented three bedroomed semi detached home offering well proportioned living accommodation throughout and located at the head of a cul de sac with open views to the rear. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

### The Property

With gas fired central heating and double glazing the living accommodation comprises; entrance hall, downstairs w/c, spacious lounge and a dining kitchen with modern fitted kitchen including integrated fridge, freezer, gas hob, single oven and space for a dishwasher and washing machine. A dining area with double doors leading out onto the garden and patio area creating a great entertaining space.

On the first floor the landing leads to the Master bedroom, second double bedroom, a really good sized third bedroom and modern house bathroom with shower over the bath, w/c, hand basin and centrally heated towel rail.

### Outside

Outside to the front of the property is a lawned garden and a block paved driveway which offers off street parking for multiple vehicles. There is a path that leads down the side of the property which is gated. To the rear is a fully enclosed garden with a lawn and patio area which creates a great barbecue and entertaining space and enjoy the open countryside views to the rear.

### Surrounding Area

Benefitting from a great location on the outskirts of Harrogate with a wide range of amenities close by, the Curious Cow pub and a regular bus service into the town centre. You are also within easy access out to the Yorkshire Dales and the surrounding North side villages.

