



16 Pennywort Grove, Harrogate, North Yorkshire, HG3 2XJ

£220,000

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A two-bedroom semi-detached property with garden and driveway, situated in this quiet position close to local amenities.

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This super property comprises a sitting room and dining kitchen and dining area, together with two good-sized bedrooms and a bathroom. A driveway provides parking and there is a good-sized garden to the rear of the property.

Pennywort Grove is a quiet residential street close to open countryside and well served by local amenities and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR ENTRANCE PORCH**

### **SITTING ROOM**

A spacious reception room with window to front.

### **KITCHEN AND CONSERVATORY**

There is a kitchen with a fitted range of wall and base units with electric hob, integrated oven and space for appliances.

Open plan to the conservatory, which provides a spacious dining area with windows and glazed door overlooking the garden.



## **FIRST FLOOR BEDROOMS**

There are two double bedrooms on the first floor.

### **BATHROOM**

A white suite with WC, washbasin and bath with shower above.

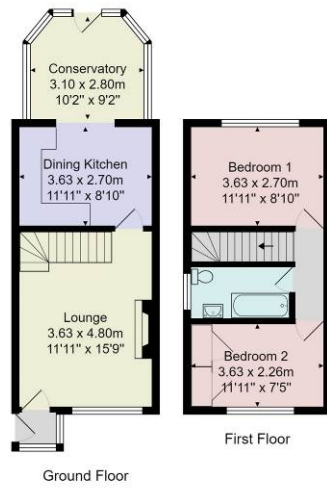
### **OUTSIDE**

A driveway provides parking. To the rear there is a good-sized garden with sitting areas and shed.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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