



23 Norwood Grove, Harrogate, North Yorkshire, HG3 2XL

£240,000

Offers Over

23 Norwood Grove, Harrogate, North Yorkshire, HG3 2XL

A newly refurbished two / three-bedroom semi-detached house with parking and larger-than-average garden, situated in a convenient location, well served by local amenities.

The generous accommodation comprises a spacious sitting room, together with a modern and newly fitted dining kitchen, two bedrooms and a smaller one which can be used as an office / dressing room / nursery, and a modern bathroom. There is parking for two to three cars at the side of the property, and to the rear there is a large garden with lawn and paved and south-facing decked sitting areas.

The property is situated on a quiet cul-de-sac within this popular north Harrogate location, well served by local amenities and just a short distance from the town centre. Sure to appeal to first-time buyers. Available with vacant possession.





GROUND FLOOR

KITCHEN

A modern newly fitted kitchen with a range of stylish fitted units, worktop and breakfast bar. Gas hob and integrated oven. Washing machine (to be included in the sale.) Dining area and glazed doors lead to the garden.

SITTING ROOM

A spacious reception room with window to the front.

FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor.

BATHROOM

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

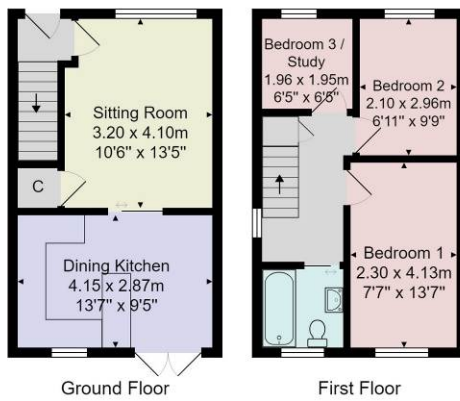
OUTSIDE

A drive provides parking. To the rear of the property there is a large garden with lawn, paved and decked sitting areas.

Tenure - Freehold

Council Tax Band - B





Total Area: 60.2 m² ... 648 ft²

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		90
(81-91)	B		
(69-80)	C	74	
(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	
www.epc4u.com			