

### THE HARROGATE ESTATE AGENT

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## 5 Unity Grove, Harrogate, North Yorkshire, HG1 2AQ

£250,000

Offers Over

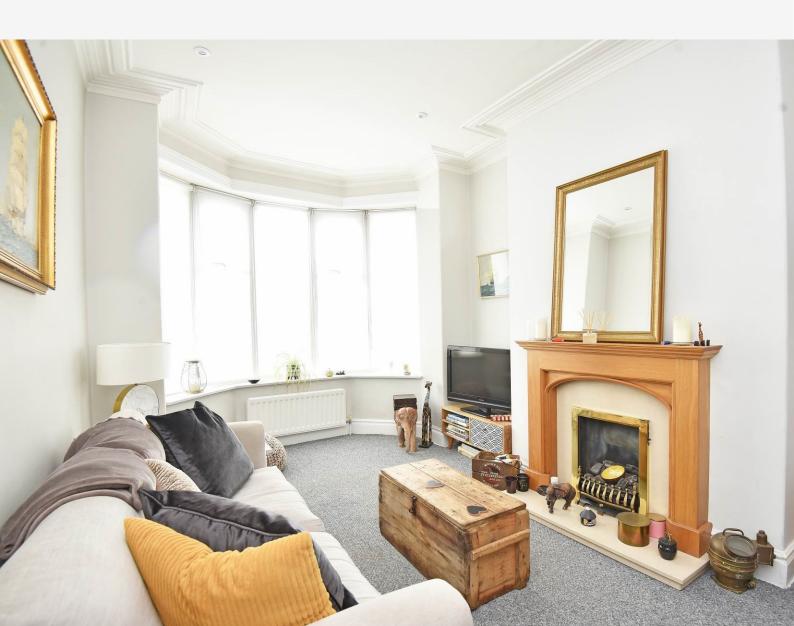


## 5 Unity Grove, Harrogate, North Yorkshire, HG1 2AQ

A well-presented two-bedroom stone-fronted townhouse with garage, situated in this fashionable and popular location just off King's Road.

The property has been modernised by the current owners and provides goodsized accommodation comprising two reception rooms, together with a modern kitchen, two double bedrooms and bathroom with separate WC. There is also an enclosed courtyard garden and single garage.

Unity Grove is a desirable residential street, situated close to the excellent amenities along King's Road and is within easy walking distance of Harrogate town centre and its railway station.











# GROUND FLOOR ENTRANCE HALL

### **SITTING ROOM**

A reception room with bay window to front and fireplace with living-flame gas fire.

#### **DINING ROOM**

A further reception room with under-stairs cupboard.

### **KITCHEN**

With a modern range of fitted wall and base units with worktop and breakfast bar. Induction hob, integrated oven and space for appliances.

# FIRST FLOOR BEDROOM 1

A double bedroom with fitted wardrobes.

#### BEDROOM 2

A further double bedroom.

### **BATHROOM**

A modern white suite, comprising basin, bath and shower with heated towel rail.

### **SEPARATE WC**

### **OUTSIDE**

There is a small enclosed courtyard garden, together with a single garage located at the rear of the property.

Tenure - Freehold

Council Tax Band - B





Total Area: 87.6 m? ... 943 ft?

All measurements are approximate and for display purposes only.

No liability is accept 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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