



VERITY  
FREARSON

3 SPRING GROVE, HARROGATE, HG1 2HS

OFFERS OVER £795,000



## 3 SPRING GROVE,

*Harrogate, HG1 2HS*

**A charming and characterful five-bedroom family semi-detached home in the heart of Harrogate, offering extensive accommodation of over 2,500 sq ft.-**

3 Spring Grove is an impressive and individual family house occupying an elevated position, perfectly placed at the end of a quite cul-de-sac in the heart of Harrogate. Boasting an abundance of charm and character throughout, this home has been beautifully renovated to reveal bright and flexible accommodation over three floors.

This superb home is perfect for a variety of different buyers whilst enjoying a café culture lifestyle just moments away.

Within level walking distance to Harrogate's famous Stray, the town centre, excellent local schools, shops and transport links to Yorkshire's principal business districts. An internal viewing essential to appreciate the overall scale and size of this beautiful home.



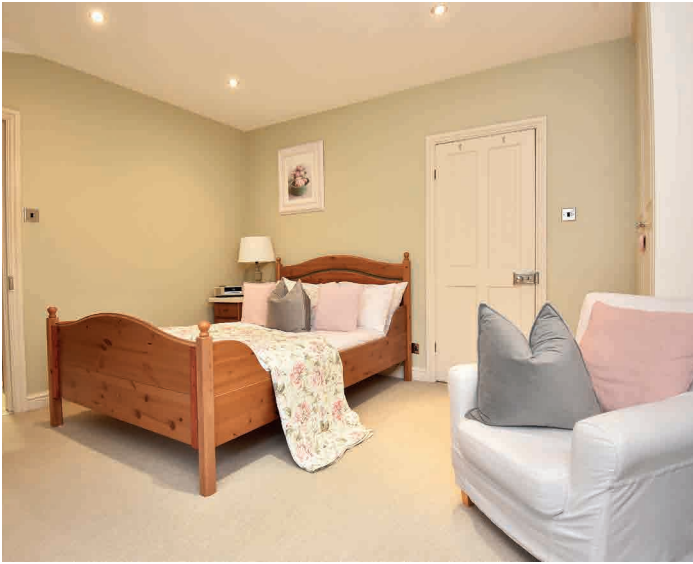
Breakfast Kitchen · Sitting Room · Dining Room · Cloakroom

5 Bedrooms · 3 En-Suites · Bathroom

Ample Off-Road Parking with Electric Gates · Patio









## ACCOMMODATION

The well-appointed accommodation comprises -

The ground floor briefly comprises; a warm and welcoming entrance hall. Formal dining room and a sitting room, flooded with natural light through the large bay window and feature fire surround with working fire.

To the rear of the property is an open plan dining kitchen with bespoke shaker style units, integrated appliances, AGA, central island unit with seating and French doors lead out to the terrace.

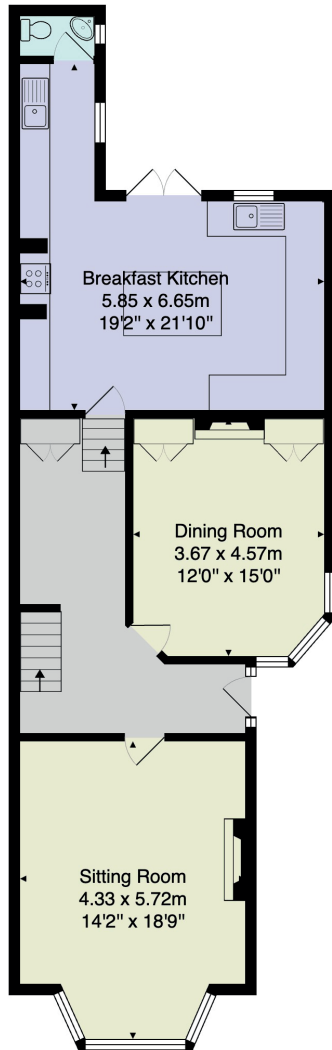
Adjacent to the kitchen is a separate utility and cloakroom.

To the first floor, the spacious master bedroom is complete with integrated wardrobes, free standing feature bathtub, ornate fireplace and modern en-suite shower room.

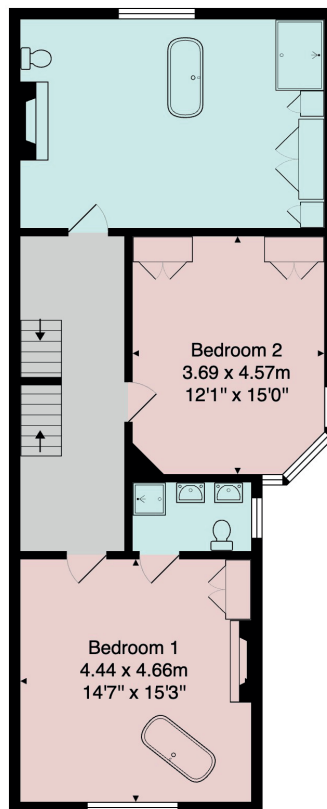
A further double bedroom with bespoke built-in wardrobes and a spectacular house bathroom with both bath and walk-in shower.

To the second floor are three double bedrooms. two serviced by en-suites.

# FLOOR PLAN



Ground Floor



First Floor



Second Floor

Total Area: 242.9 m<sup>2</sup> ... 2615 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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## Outside

The rear courtyard has been redeveloped to house multiple cars with electric gates opening both inwards and outwards for convenience. There is also a perfectly placed patio to follow the sun for all friends and family to enjoy and plenty of storage.

## Location

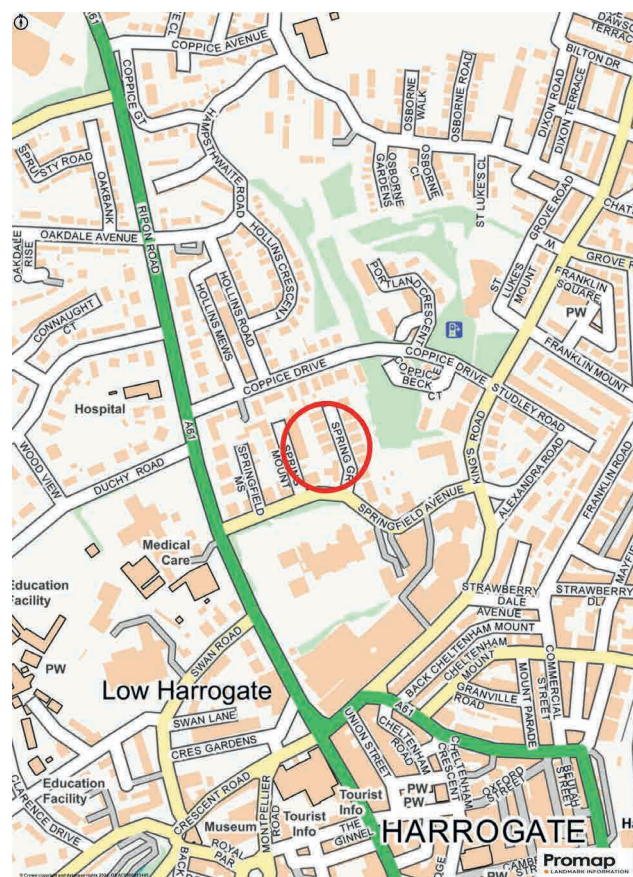
From Harrogate town centre follow the A61 down Parliament Street to the lights keeping in the left hand lane. Head straight over the cross roads and continue on the A61 heading north out of Harrogate. Take your first right onto Springfield Avenue, third left onto Spring Grove and then the property will be identified on the left hand side by our for sale board.

## Services

All mains services connected.

## Tenure

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		81
B (81-91)		
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

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