



12 Halton Gill Grove, Harrogate, North Yorkshire, HG3 2YS

£320,000

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A beautifully presented, modern three-bedroom semi-detached house forming part of a popular new development just off Skipton Road, well served by local shops and services and close to open countryside.

The well-presented accommodation is appointed to a high standard throughout and features a good-sized dining kitchen with double French doors leading to a private garden, a spacious sitting room, three good-sized bedrooms and a modern house bathroom. Full gas central heating, double glazing and NHBC guarantee.

This super home occupies a particularly attractive position at the head of a quiet cul-de-sac within this popular residential location on the northwestern outskirts of Harrogate, well served by local shops and services and within easy walking distance of a well-regarded primary school.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room.

CLOAKROOM

With WC and washbasin.

DINING KITCHEN

With dining area and glazed doors leading to the garden. The kitchen comprises a range of modern wall and base units with gas hob, oven, integrated fridge and freezer. Space and plumbing for washing machine and tumble dryer.



FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor.

BATHROOM

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

OUTSIDE

A drive provides off-road parking to the front of the property. To the rear there is an attractive garden with lawn, patio and shed.

Tenure - Freehold

Council Tax Band - C





Total Area: 81.1 m² ... 873 ft²

All measurements are approximate and for display purposes only.

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