



3 Wath House, Grove Park View, Harrogate, HG1 4BT

£215,000

Guide Price

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A spacious and beautifully presented property with private entrance and allocated parking space, situated in this convenient location, close to Harrogate town centre whilst being on the edge of beautiful open countryside.

This impressive property provides stylish and modern ground-floor accommodation. There is a large open-plan kitchen and living area together with two double bedrooms, a modern bathroom and en-suite shower room. The property also has the benefit of an allocated parking space.

This individual property is located on the edge of beautiful countryside and is convenient for a range of excellent communities within walking distance as well as Harrogate town centre and railway station. Offered for sale with no onward chain.





LIVING KITCHEN

With spacious sitting area with windows on two sides with fitted shutters. The kitchen comprises a range of stylish modern units with worktop and breakfast bar. Integrated appliances including an induction hob, integrated dishwasher, washing machine and fridge / freezer. Engineered oak flooring.

BEDROOM 1

A double bedroom with fitted wardrobes and airing cupboard.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and large walk-in shower. Heated towel rail. Tiled walls and floor.

BEDROOM 2

A further double bedroom with fitted cupboards with space for tumble dryer. Window to side with fitted shutters.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

OUTSIDE

The property has the benefit of an allocated car parking space.

AGENT'S NOTES

The property is long leasehold , having 988 years remaining on the lease.

A service charge of £90 per month is payable.

There is a peppercorn ground rent.

Renting is permitted.

Pets are permitted.

Council Tax Band - B





Total Area: 65.0 m² ... 700 ft²

All measurements are approximate and for display purposes only.

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