



6 St Andrew's Grove, Harrogate, North Yorkshire, HG2 7RP

**£250,000**

Offers Over

## 6 St Andrew's Grove, Harrogate, North Yorkshire, HG2 7RP

---

A very spacious and well-appointed three-bedroom end-of-terrace property with generous accommodation, arranged over two levels.

---

The accommodation comprises a large living room with conservatory to side with doors leading to the rear garden, and a well-equipped kitchen. On the first floor there are three good-sized bedrooms and a house bathroom. There is a large garden to the rear, along with parking for 4 vehicles .

St Andrew's Grove is conveniently situated close to excellent amenities on Knaresborough Road and within walking distance Harrogate hospital, Starbeck railway station as well as the Stray and Harrogate town centre.

### GROUND FLOOR ENTRANCE HALL





### **SITTING ROOM**

A large reception room with fireplace with window to the side and double door leading to -

### **CONSERVATORY**

A light conservatory with patio doors leading to the rear garden.

### **KITCHEN**

With a range of fitted unit with induction hob, integrated double oven, space for fridge / freezer . Plumbing for a washing machine.

### **FIRST FLOOR**

#### **BEDROOMS**

There are three good-sized bedrooms.

### **SHOWER ROOM**

A white suite comprising WC, washbasin set within a vanity unit, and shower. Tiled walls. Heated towel rail.

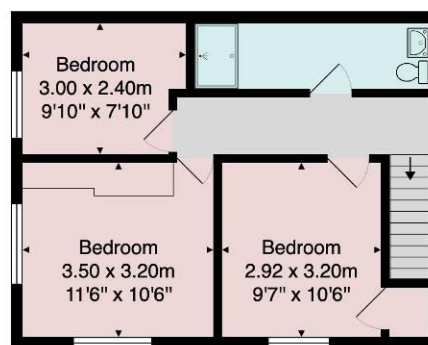
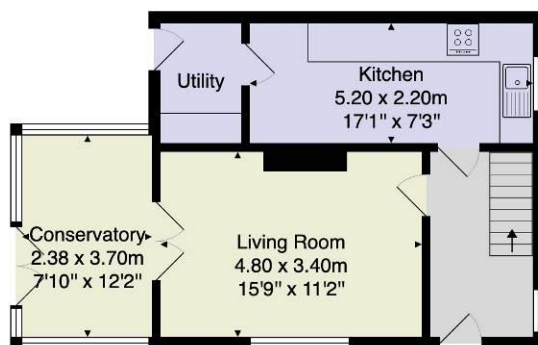
### **OUTSIDE**

The property occupies a large plot with good sized rear garden, plus a driveway, garage and paved sitting areas.

**Tenure** - Freehold

**Council Tax Band** - B





Ground Floor

First Floor

Total Area: 91.8 m<sup>2</sup> ... 988 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

**Verity Frearson**

26 Albert Street, Harrogate, North  
Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)

