



5 Wensley Grove, Harrogate, North Yorkshire, HG2 8AH

**£550,000**



## 5 Wensley Grove, Harrogate, North Yorkshire, HG2 8AH

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A well-presented and very spacious three-bedroom semi-detached house with attractive garden and garage, situated in this delightful position on the south side of Harrogate, within walking distance of the town centre.

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This superb home provides generous and flexible accommodation. On the ground floor there is a sitting room with bay window, together with a large second reception room, kitchen, utility and downstairs WC. Upstairs, there are three good-sized double bedrooms, a modern bathroom and en-suite. The driveway provides parking and leads to a single garage and there is a good-sized and attractive garden.

The property is situated in this delightful position on the south side of Harrogate, within catchment of popular primary and secondary schools, close to the famous Harrogate Stray and within walking distance of the town centre.





## **GROUND FLOOR**

### **RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with bay window and feature fireplace with electric fire.

#### **KITCHEN**

With a range fitted units with gas hob, integrated double oven and space for appliances.

#### **FAMILY / DINING ROOM**

A further large reception room with sitting and dining areas and windows overlooking the garden. Gas fire.

#### **UTILITY ROOM**

With fitted units, worktop and sink. Space and plumbing for washing machine.

#### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

#### **BEDROOM 1**

A large double bedroom with bay window and en-suite.

#### **EN-SUITE SHOWER ROOM**

With WC, washbasin and shower.

#### **BEDROOM 2**

A double bedroom with window overlooking the garden.

#### **BEDROOM 3**

A further good-sized bedroom with windows on two sides.

#### **BATHROOM**

With WC, washbasin and bath with shower above.

#### **OUTSIDE**

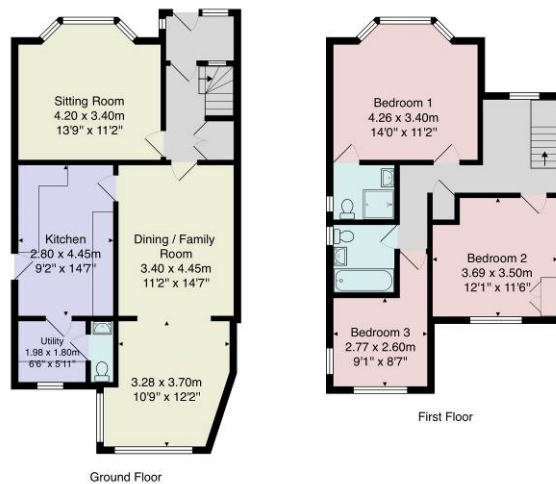
A driveway provides parking and leads to a single garage. There is an attractive rear garden with lawn, planted borders and patio.

**Tenure** - Freehold

**Council Tax Band** - E







Total Area: 128.5 m<sup>2</sup> ... 1384 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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