



32 Timble Grove, Harrogate, North Yorkshire, HG1 2BJ

£215,000



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A well-presented two-bedroom home with enclosed rear garden and garage, situated in a popular cul-de-sac location close to local amenities and transport links.

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This attractive home offers well-maintained and stylish accommodation throughout with high-quality woodwork and solid doors throughout and includes a spacious living room, modern kitchen with granite-effect worktops, two double bedrooms and a contemporary bathroom. Externally, the property benefits from a private enclosed garden to the rear and lawned garden to the front, with a useful garden shed for storage and a single garage.

The property is situated at the head of a quiet cul-de-sac, conveniently located for local shops, schools and transport links, making it ideal for a variety of buyers including first-time purchasers and down-sizers. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **ENTRANCE HALL**

With stairs leading to the first floor.

### **LIVING ROOM**

A spacious reception room with solid wood flooring and window to the front elevation.

### **BREAKFAST KITCHEN**

Fitted with a range of wall and base units and granite effect worktops. Gas hob, integrated oven and freezer. Space and plumbing for other appliances. Double doors open onto the rear garden. Space for breakfast table.



## **FIRST FLOOR**

### **BEDROOM 1**

A generous double bedroom.

### **BEDROOM 2**

A further double bedroom.

### **BATHROOM**

Fitted with a white suite including WC, washbasin and bath, with raised step access to a separate shower cubicle.



### **OUTSIDE**

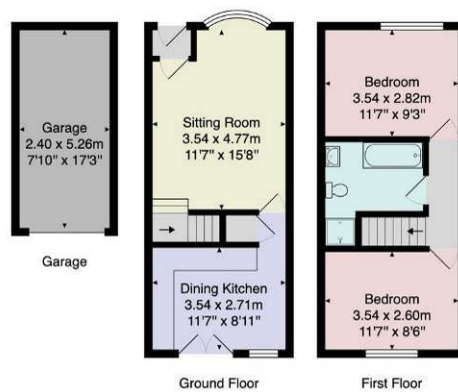
To the front of the property is a lawned garden. To the rear is a private enclosed garden with decked sitting area for low-maintenance outdoor space. A garden shed provides useful external storage with power and light. Outside tap. Single garage with power. On-street parking.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 73.1 m<sup>2</sup> ... 787 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## 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)