



23 Columbine Grove, Harrogate, North Yorkshire, HG3 2UX

£235,000

Guide Price

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A well-presented two-bedroom semi-detached bungalow located on a quiet cul-de-sac, well served by local amenities, close to open countryside, and convenient for Harrogate town centre.

The accommodation features a spacious sitting room, modern kitchen, two bedrooms, and a shower room.

Outside, there is ample parking, a garage, an attractive garden, and a useful garden office with light and power, ideal for home working. No chain.





SITTING ROOM

A good-sized reception room.

KITCHEN

Fitted with a range of modern units with electric induction hob, electric oven, integrated dishwasher, washing machine and space for appliances.

BEDROOM ONE

A large bedroom with wardrobes and door leading to the garden.

BEDROOM TWO

A further good-sized bedroom.

SHOWER ROOM

With a white suite comprising WC, basin, and shower.

LOFT

With ladders up to the loft, containing the combi boiler, fully boarded with lights and electricity.

OUTSIDE

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

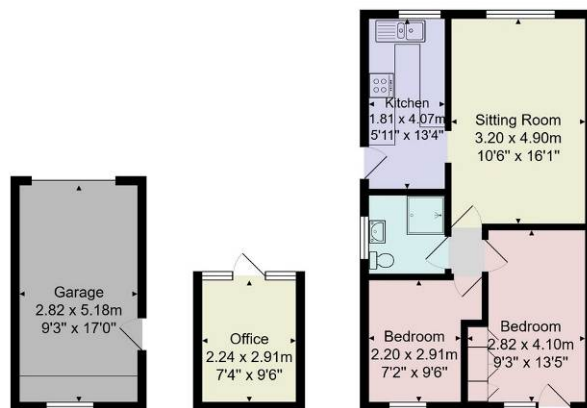
GARDEN OFFICE

A useful garden office located at the bottom of the garden with light and power, providing an ideal work-from-home space.

Tenure - Freehold

Council Tax Band - B





Total Area: 68.5 m² ... 738 ft²

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.
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