



73 Olive Grove, Harrogate, North Yorkshire, HG1 4RW

£310,000

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A beautifully presented three-bedroom semi-detached bungalow, situated within a cul-de-sac, providing generous accommodation with the advantage of a large attractive garden.

This super property has very well-appointed accommodation comprising sitting room, kitchen with open-plan access to the dining room, three bedrooms and modern bathroom. There is a driveway which provides off-street parking and leads to a single garage.

Olive Grove is a quiet residential street in this convenient location close to local amenities including shops and railway station and just a short distance from Harrogate and Knaresborough town centres. For sale with no onward chain.





ENTRANCE HALL

Central heating radiator and access to part-boarded loft space.

SITTING ROOM

Window to front, central heating radiator and fireplace with living-flame gas fire.

KITCHEN

With a range of wall and base units. Slot-in electric cooker with extractor hood above, integrated fridge and freezer, integrated washing machine and plumbing for dishwasher. Open plan to –

DINING ROOM

With windows to rear and side. Glazed roof and glazed doors leading to the rear garden.

BEDROOM 1

Window to rear and central heating radiator.

BEDROOM 2

Window to front and central heating radiator.

BEDROOM 3

Window to side and central heating radiator.

BATHROOM

Modern white comprising low-flush WC, washbasin and bath with electric shower above and heated towel rail.

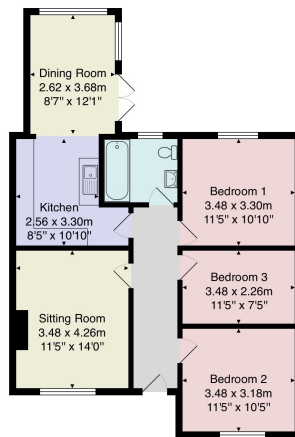
OUTSIDE

Driveway to front providing off-street parking leads to a single garage. To the rear there is a larger-than-average attractive elevated garden with well-stocked borders, water feature and paved sitting areas.

Tenure - Freehold

Council Tax Band - C





Total Area: 81.4 m² ... 876 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		