

## THE HARROGATE ESTATE AGENT

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67 Lincoln Grove, Harrogate, North Yorkshire, HG3 2UD

£189,000

Offers Over

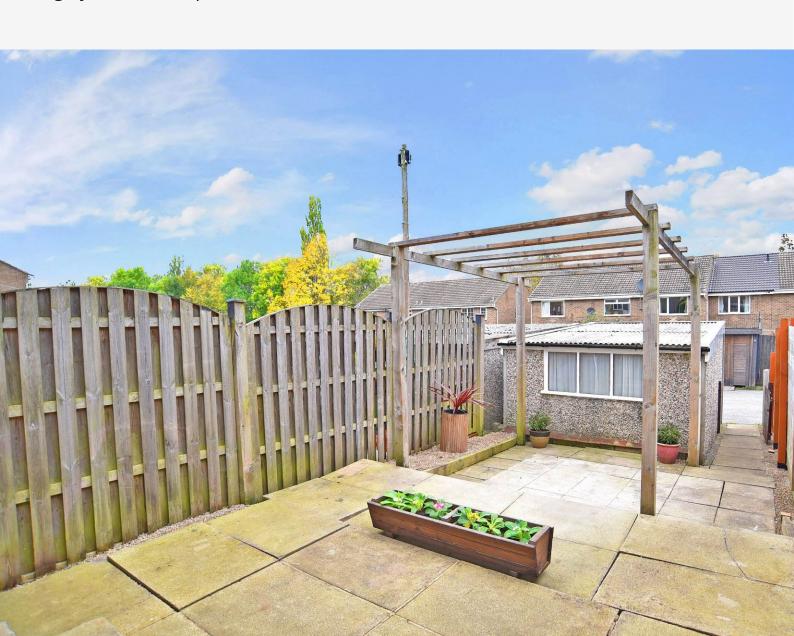


# 67 Lincoln Grove, Harrogate, North Yorkshire, HG3 2UD

A two-bedroom middle-of-terrace property with front and rear gardens and a garage, situated in a quiet and convenient location close to local amenities and just a short distance from Harrogate town centre.

This well-presented home offers comfortable and practical living accommodation, including a spacious sitting room, dining kitchen, two good-sized bedrooms and a bathroom. Outside, there are lawned gardens to the front, a paved garden to the rear and a single garage.

Offered for sale with no onward chain, this property represents an ideal opportunity for first-time buyers, investors or those looking to downsize, in a highly convenient position.











GROUND FLOOR
SITTING ROOM

A porch leads to a spacious reception room with fireplace and electric fire.

DINING KITCHEN

With space for a dining table and an external door to the rear. The kitchen comprises a range of fitted units with gas hob, integrated oven and space for appliances.

FIRST FLOOR

**BEDROOMS** 

There are two bedrooms on the first floor. The main bedroom has fitted wardrobes and a storage cupboard.

**BATHROOM** 

A white suite comprising WC, basin and bath with shower above.

#### **OUTSIDE**

To the front there is a lawned garden. To the rear there is a paved garden providing an excellent outdoor sitting and entertaining space, along with a single garage.

Tenure - Freehold

**Council Tax Band - B** 





Total Area: 56.2 m² ... 605 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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## **Verity Frearson**

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