



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

£185,000

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

A well presented two-bedroom end of terrace house with gardens to the front and rear and driveway, situated in this convenient location close to local amenities and just a short distance from Harrogate town centre.

This excellent home is offered with gas fired central heating and uPVC double glazing throughout and comprises, spacious sitting room, modern kitchen, two good-sized bedrooms and a recently renovated bathroom. Outside there is a lawned gardens to the front and a lawned south facing garden to the rear including paved seating area and driveway.

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





ENTRANCE PORCH

SITTING ROOM

Spacious room with fireplace having inset electric fire. Window to front elevation. Central heating radiator. Stairs to first floor. Useful understairs cupboard.

KITCHEN

Modern range of wall and base units with work surfaces having inset stainless steel sink. Electric oven and hob, extractor fan over. Plumbing and space for washing machine. Window to rear elevation. Rear access door.

FIRST FLOOR

LANDING

BEDROOM 1

Window to rear elevation. Central heating radiator.

BEDROOM 2

Window to front elevation. Central heating radiator.

RECENTLY RENOVATED BATHROOM

Panelled bath with shower over and screen, low flush WC and pedestal wash basin. Ladder towel radiator. Window to rear elevation.

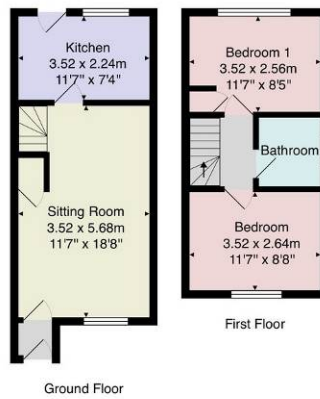
OUTSIDE

There is a lawned garden to the front. Access to the side leads to a lawned south facing garden to the rear with paved seating area and a driveway.

Tenure - Freehold

Council Tax Band - B





Total Area: 55.3 m² ... 595 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

