



11 Ashville Grove, Harrogate, North Yorkshire, HG2 9LW

£360,000

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A fantastic opportunity to purchase a well-presented three-bedroom semi-detached property situated in a delightful position at the end of a quiet cul-de-sac, enjoying an attractive outlook over adjoining school sports field.

This excellent property has been very well maintained and has the advantage of a new roof, partially boarded loft with ladder access, central heating and double glazing, and provides spacious accommodation comprising a generous hallway which leads to the sitting room and dining kitchen with three bedrooms and a modern bathroom.

The property has a driveway to the front which provides off-road parking and to the rear there is an easy-to-maintain garden. The property is situated in this quiet cul-de-sac position, enjoying an attractive outlook over the surrounding open space and is situated within the popular south side area of Harrogate, well served by excellent amenities and popular local schools.





GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front and fireplace with electric fire.

DINING KITCHEN

With a spacious dining area and glazed doors leading to the rear and window to side. The kitchen comprises a range of wall and base units with space for appliances. Under-stairs cupboard.

SUN ROOM

Providing a further sitting area with windows and glazed doors overlooking the garden.



FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A double bedroom with window to rear.

BEDROOM 3

A further bedroom with window to front.

BATHROOM

A modern white suite with WC, washbasin, and bath with shower above. Window to rear and heated towel rail.



OUTSIDE

A drive to the front provides off-road parking. To the rear there is an easy-to-maintain paved garden with sitting areas and shed, enjoying an attractive open aspect over the adjoining sports fields.

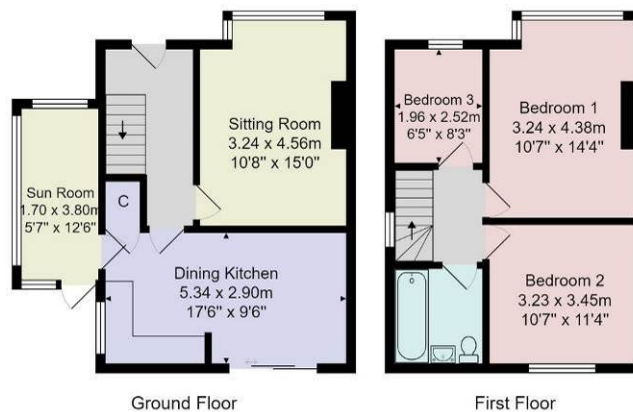
AGENT'S NOTE

The property has the benefit of a new roof which was fitted in 2021.

Tenure - Freehold

Council Tax Band - D





Total Area: 84.8 m² ... 913 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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