

# HUNTERS<sup>®</sup>

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## Norwood Grove

Harrogate, HG3 2XL

Council Tax: C

**Offers In Excess Of £290,000**





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## Porch

Access via UPVC entrance door, UPVC double glazed window to front elevation, through to:

## Entrance Hall

Stairs to first floor radiator, through to:

## Lounge

13'8" x 11'3" (4.17 x 3.45)

UPVC double glazed window to front elevation, radiator, TV point, door to:

## Kitchen Dining Room

15'7" x 9'5" (4.76 x 2.89)

Range of wall and base units with working surfaces over with inset sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, plumbing and space for washing machine, space for tall fridge freezer, space for table, part tiled walls, UPVC double glazed windows to rear and side elevations, UPVC double glazed French doors to covered seating area.

## First Floor Landing

Storage cupboard, doors to:

## Bedroom One

12'9" x 9'4" (3.91 x 2.86)

UPVC double glazed window to front elevation, radiator.

## Bedroom Two

10'4" x 9'4" (3.16 x 2.87)

UPVC double glazed window to rear elevation, fitted wardrobe.

## Bedroom Three

8'5" x 5'10" (2.57 x 1.80)

UPVC double glazed window to front elevation, radiator.

## Bathroom

Modern white suite comprising panel bath with electric shower over and glazed screen, low level WC, wash hand basin with cupboard under, chrome heated towel rail, tiled walls and floor, UPVC double glazed window to rear elevation.

## Garage

16'8" x 9'2" (5.10 x 2.80)

Up and over door, side access door.

## Outside

Extensive lawn gardens to front, side and rear of the property.

## EPC

Environmental impact as this property produces 2.5 tonnes of CO2.

## Material Information

Tenure Type; Freehold

Council Tax Banding; C

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic three bedroom semi-detached home with the most amazing large corner plot garden, with Oak Beck running to the rear of the garden and woodland beyond. The property is situated in a highly sought after cul-de-sac location, close to local schools, the wide ranging amenities on Jenny Field Drive and excellent transport links.

The accommodation is well presented and comprises: Secure entrance porch, entrance hallway, lounge, modern open plan dining kitchen with double doors opening to a covered seating area, three first floor bedrooms and a modern house bathroom.

Outside, there is ample off street parking along with a detached garage and extensive gardens to three side, a covered seating area and timber stores. Oak Beck runs to the rear of the garden and woodland beyond.

- NO ONWARD CHAIN
- Extensive gardens to three sides & extension opportunity
- Oak Beck runs to the rear of the garden & woodland beyond
  - Modern dining kitchen
  - Cul-de-sac location
- Ample parking & garage
  - Modern bathroom
- Well presented throughout
- Close to the amenities on Jenny Field Drive, schools and transport links





Road Map



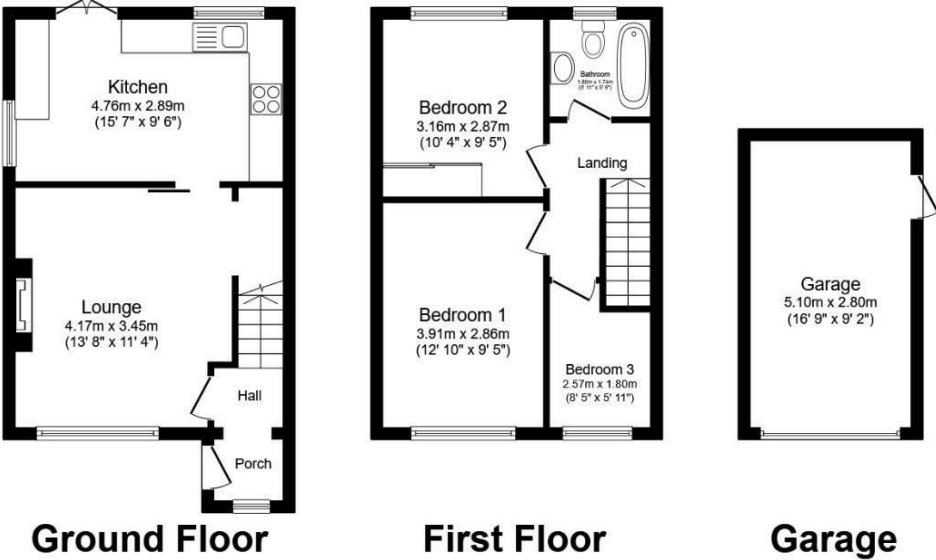
Hybrid Map



Terrain Map



Floor Plan



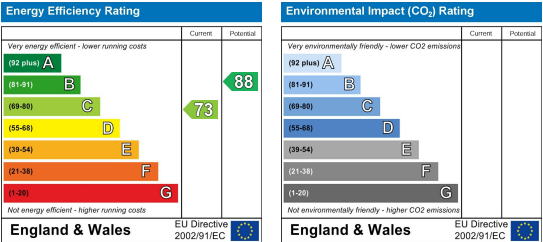
Total floor area 85.3 sq.m. (918 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Viewing

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Energy Efficiency Graph



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