



## Olive Grove, Harrogate, HG1 4RQ

- AVAILABLE TO THE MARKET CHAIN FREE
- Well presented throughout
- Two reception rooms plus conservatory
- Driveway parking for two cars
- Quiet sought after neighbourhood
- Semi-detached extended Bungalow
- Two double bedrooms
- Beautiful garden
- Single garage
- Council Tax Band C

**Guide Price £270,000**





# Olive Grove, Harrogate, HG1 4RQ

## DESCRIPTION

AVAILABLE TO THE MARKET CHAIN FREE! A rare extended two double bedroom, semi-detached Bungalow. Well presented though in need of some updating, this wonderful home is larger than the average Bungalow and benefits from a generous lounge/ dining room suitable for a family. Located in a quiet and sought after neighbourhood with amenities close by and within walking distance to Starbeck Train station and a short drive into Harrogate Town Centre.

With UPVC double glazing and gas central heating, the property briefly comprises: Entrance into hallway with doors to the lounge/dining room, sliding doors to the conservatory and door to the sunroom/ second reception room. The kitchen is rear facing, overlooking the garden and includes the washing machine and freestanding cooker. Both bedrooms are generously sized and feature built in wardrobes. The bathroom features a corner shower, wash hand basin, W.C and chrome heated towel rail.

Outside to the front, a pretty mature garden, driveway parking for two cars leading to the single garage. A side gate leads to the private and mature rear garden with flowering beds, bushes, patio and lawn area. The garden benefits from a wooden shed and greenhouse.

An early viewing is recommended on this Bungalow as it is a rare find.

## EPC

Energy rated: D

This property produces 4.4 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

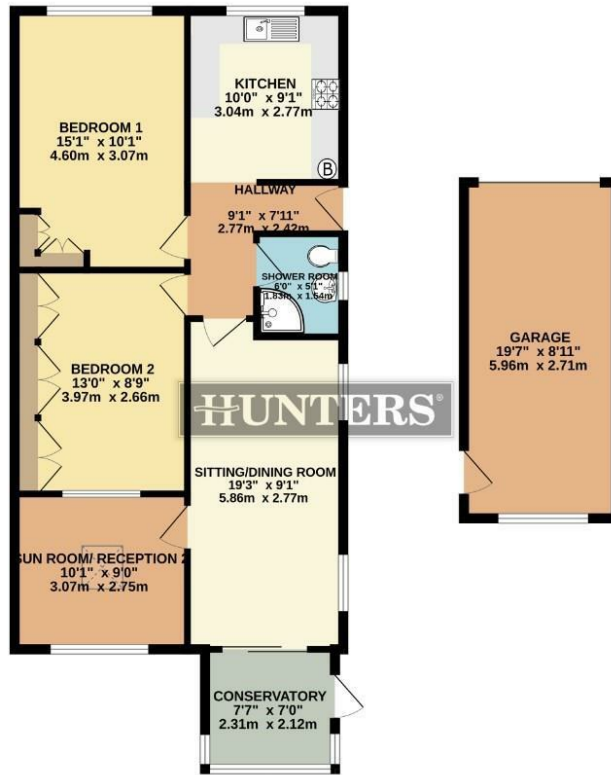








GROUND FLOOR  
938 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

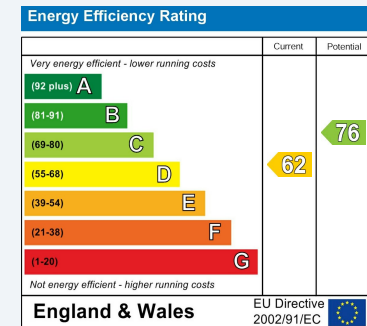
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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