



Grove Park Lane, Harrogate, HG1 4BS

- AVAILABLE TO THE MARKET CHAIN FREE
- Two double bedrooms
- Spacious lounge with space for a dining table
- Ideal investment or for first time buyers
- Early viewing is essential

- Spacious mid terrace period property
- Beautifully presented throughout
- Stunning bathroom with walk in shower
- Sought after location close to Harrogate Town Centre
- Council Tax Band B



Guide Price £240,000

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DESCRIPTION

AVAILABLE TO THE MARKET CHAIN FREE. A very well presented period terrace home is located within a short walk of Harrogate's town centre and boasts two double bedrooms and a private rear garden. Ideal for a wide range of buyers the property is close to all the amenities Harrogate has to offer including easy access to the train and bus stations, bars and restaurants and supermarkets.

Deceptively spacious, the property briefly comprises: Opening into an impressive, open plan living room and dining area. The living space has a central modern fireplace and the dining area is large enough to accommodate a substantial table. There is also a useful under stairs storage cupboard. Access into a modern fitted kitchen with a range of units with a built in, dishwasher, oven, hob and microwave. A door opens out to the private and enclosed garden.

Ascending to the first floor landing with loft access, doors to the stylish house bathroom with a large walk-in shower enclosure, bath, wash hand basin and bath. There are two well proportioned double bedrooms.

Outside to the front of the property is a forecourt leading to the front door. To the rear, a private courtyard garden ideal for seating or entertaining with a gate to the rear lane. On-street unrestricted parking is available.

EPC

Energy rated D

This property produces 3.7 tonnes of CO2

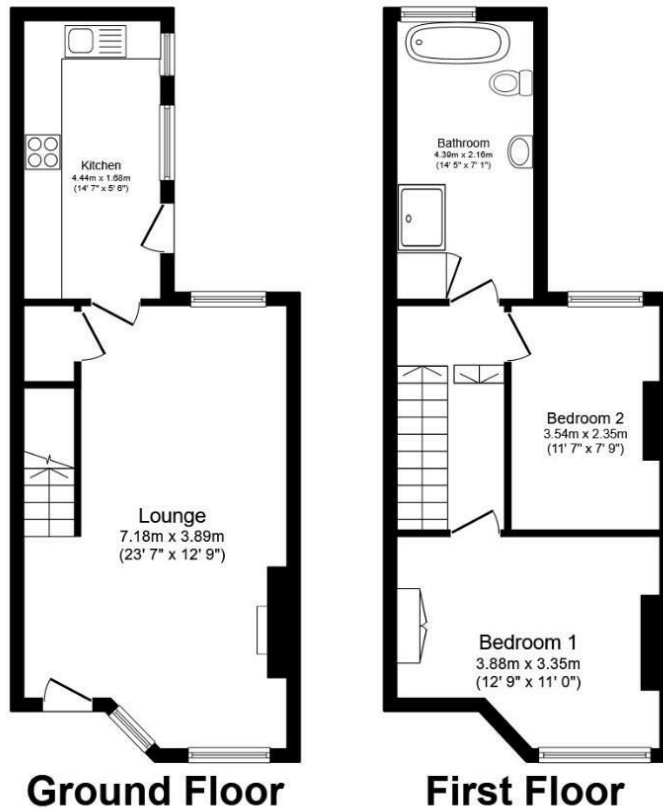
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B







Total floor area 74.6 m² (803 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

Viewings

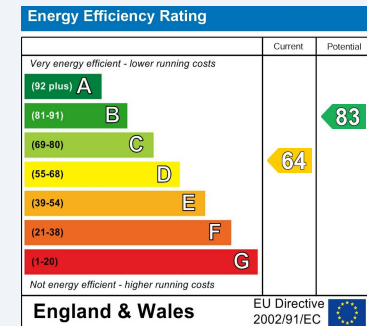
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.