



Spring Grove, Harrogate, HG1 2HS

- STUNNING EDWARDIAN HOME WITHIN a 5 MINUTE WALK TO THE TOWN CENTRE
- Spacious accommodation arranged over three floors
- Superb open plan, bespoke dining kitchen with utility room
- Rear courtyard garden & off-road parking for three cars
- Six double bedrooms & five bathrooms
- Exclusive cul-de-sac location
- Two reception rooms, both with feature fireplaces
- Convenient access to Harrogate town centre
- Presented to a very high standard throughout
- Council Tax Band - ask agent

Guide Price £800,000

HUNTERS[®]
EXCLUSIVE

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DESCRIPTION

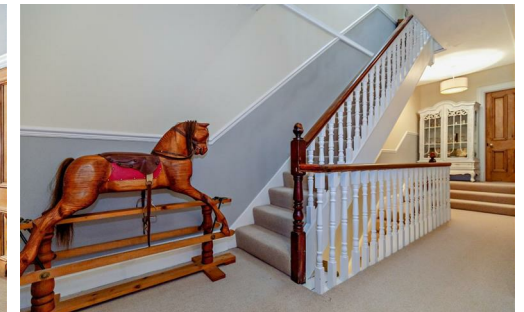
Hunters are delighted to bring to the market this superb characterful, Edwardian semi-detached family home, with six double bedrooms, five bathrooms and off-road parking for three cars. Benefitting from flexible and spacious accommodation arranged over three floors, this stunning property sits in a delightful elevated position, in a sought after cul-de-sac, offering convenient access to Harrogate Town Centre and the wide ranging amenities on offer.

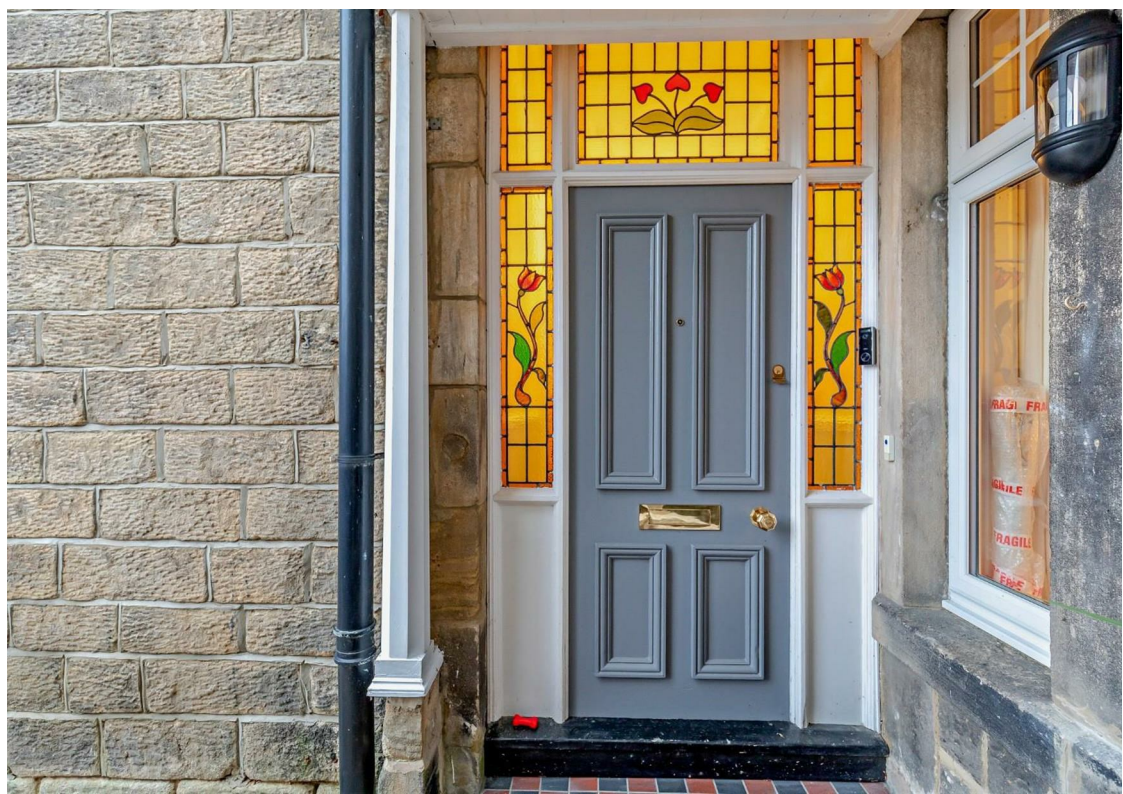
With extensive UPVC double glazing and recently fitted pressurised boiler system, the accommodation comprises: A light and airy entrance hallway, the lounge centering upon a feature fireplace and walk-in bay window and a separate formal dining room with feature fireplace and corner Vermont window. Completing the ground floor is a superb open plan bespoke dining kitchen with central island and stone worktops and door serving a utility room and a further door opening to the rear, south facing courtyard garden.

To the first floor is a split level landing with a fantastic reading area, three double bedrooms, bedroom one with an en-suite shower room, a house bathroom and a separate guest WC. A second floor landing serves three further double bedrooms, two en-suite bathrooms and a further family bathroom.

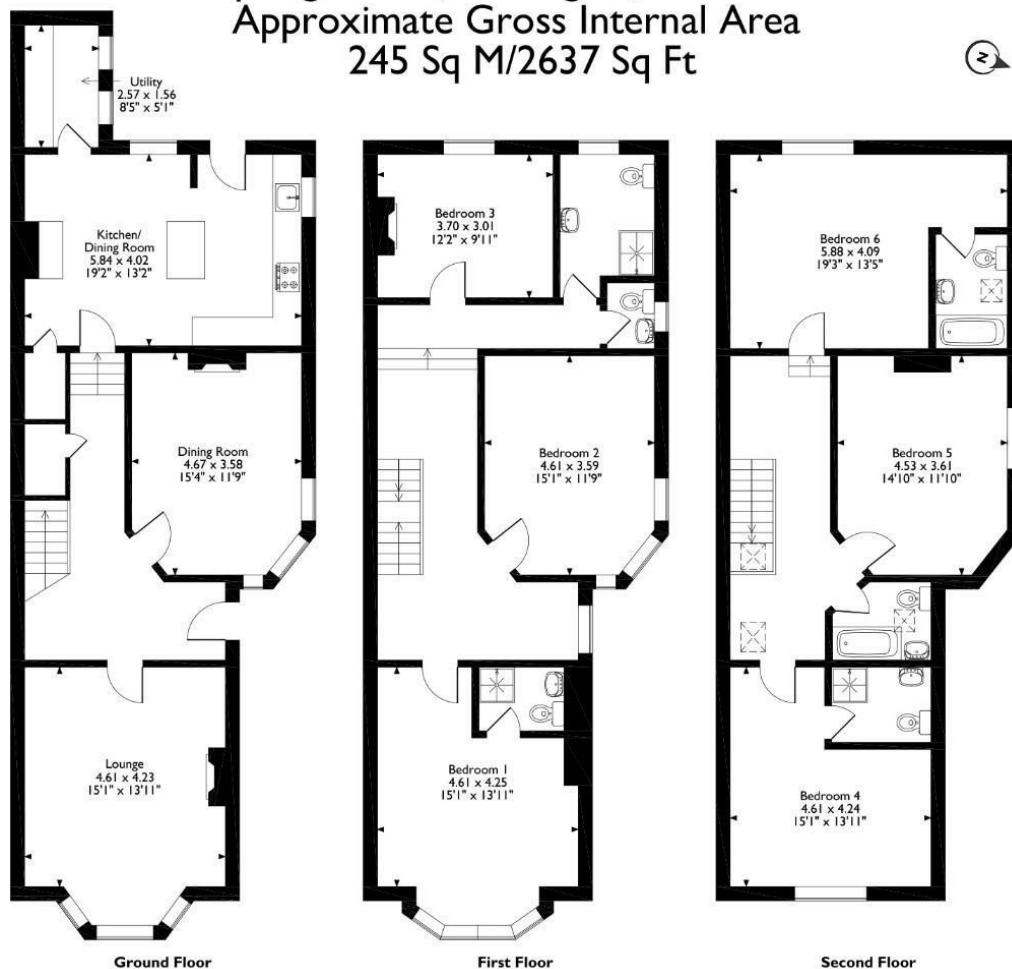
To the outside, is an attractive, tiered garden to the front, with steps and pathway leading to a grand side entrance porch. Gated access opens to the rear, south facing courtyard garden, with storage area, awning providing protection from the sun and further gate and steps lead to the three off-road private parking spaces.

We strongly recommend an early viewing to fully appreciate the accommodation on offer.





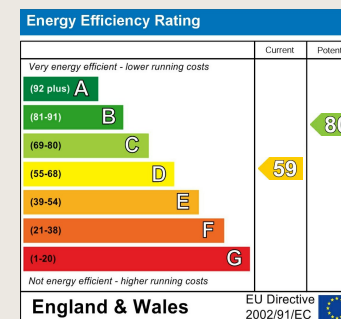
Spring Grove, Harrogate, HGI 2HS
 Approximate Gross Internal Area
 245 Sq M/2637 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

EPC

Energy rating D

This property produces 12.0 tonnes of CO₂

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Band - ask agent

01423 536222

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX

harrogate@hunters.com