



Grove Park View, Harrogate, HG1 4BT

- SUPERB VICTORIAN MID TERRACE PROPERTY
- Well appointed kitchen
- Walking distance to Harrogate Town Centre and Train Station
- Two double bedrooms
- Council Tax Band B
- Good proportions throughout
- Utility Room
- Courtyard garden
- Unrestricted on-street parking



Offers Over £175,000

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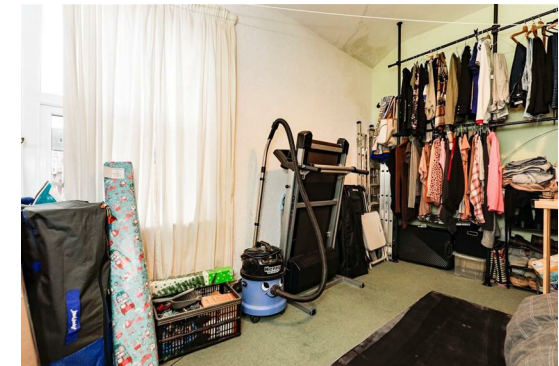
DESCRIPTION

This delightful Victorian mid-terrace house is now available for viewing. This convenient location presents an excellent opportunity for first-time buyers and savvy investors alike. It boasts two well-proportioned bedrooms, making it an ideal space for young professionals or small families seeking a comfortable home.

Upon entering, you are welcomed into a cosy reception room with character and warmth, perfect for relaxing or entertaining guests. The property features a well-appointed bathroom, ensuring convenience for daily living. With the benefit of a utility room, the layout is thoughtfully designed to maximise space and functionality, providing a welcoming atmosphere throughout.

One of the standout features of this property is its prime location. Situated within walking distance to the vibrant town centre, residents can easily access a plethora of shops, cafes, and amenities that Harrogate has to offer. The surrounding area is known for its picturesque parks and gardens, making it a delightful place to live.

This terraced house not only offers a charming living space but also represents a superb investment opportunity in a sought-after area. With its blend of period features and modern convenience, this is a property that should not be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home is sure to impress.



EPC

Energy rating D

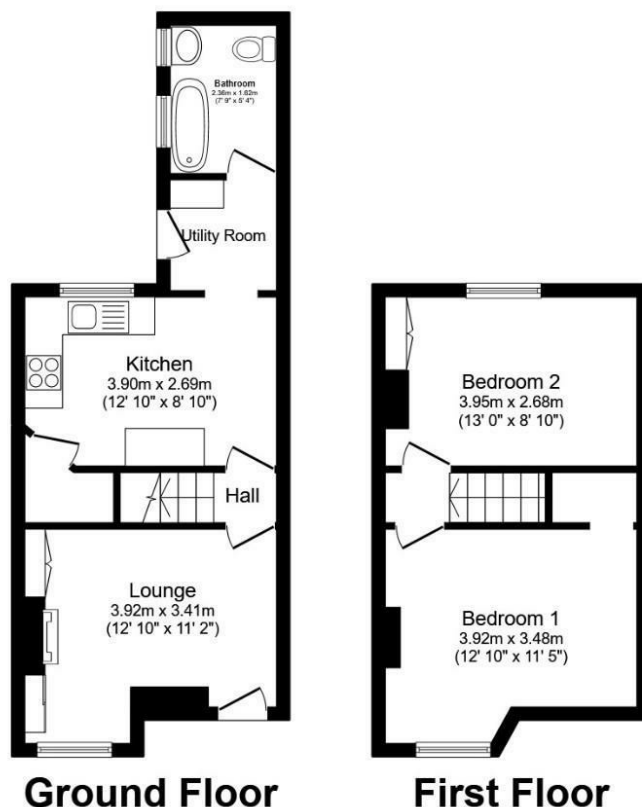
This property produces 2.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B





Total floor area 61.5 m² (662 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

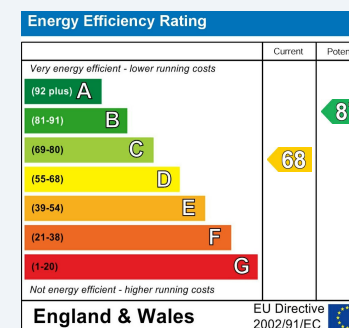
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.