

Lincoln Grove, Harrogate, HG3 2UD

- Ideal for first time buyers and investors
- Private rear garden
- Generous kitchen/diner
- Close to local amenities
- Excellent transport links via bus
- A well-presented mid-terrace home
- Detached garage for additional storage
- Inviting reception room
- Within the catchment area for highly regarded schools
- Council Tax Band B

Guide Price £190,000



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DESCRIPTION

Located on Lincoln Grove, this mid-terrace house offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space.

Upon entering, you are welcomed into a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the kitchen/diner, which boasts ample space for dining and cooking, making it a wonderful area for family meals or social gatherings.

The property features a well-maintained bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this home is the private rear garden, offering a tranquil outdoor space for gardening, relaxation, or enjoying sunny days with friends and family.

Additionally, the house includes a garage, providing extra storage space for your belongings, bicycles, or gardening tools, which is a valuable asset in urban living.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making daily life both convenient and enjoyable.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely house your new home in Harrogate.

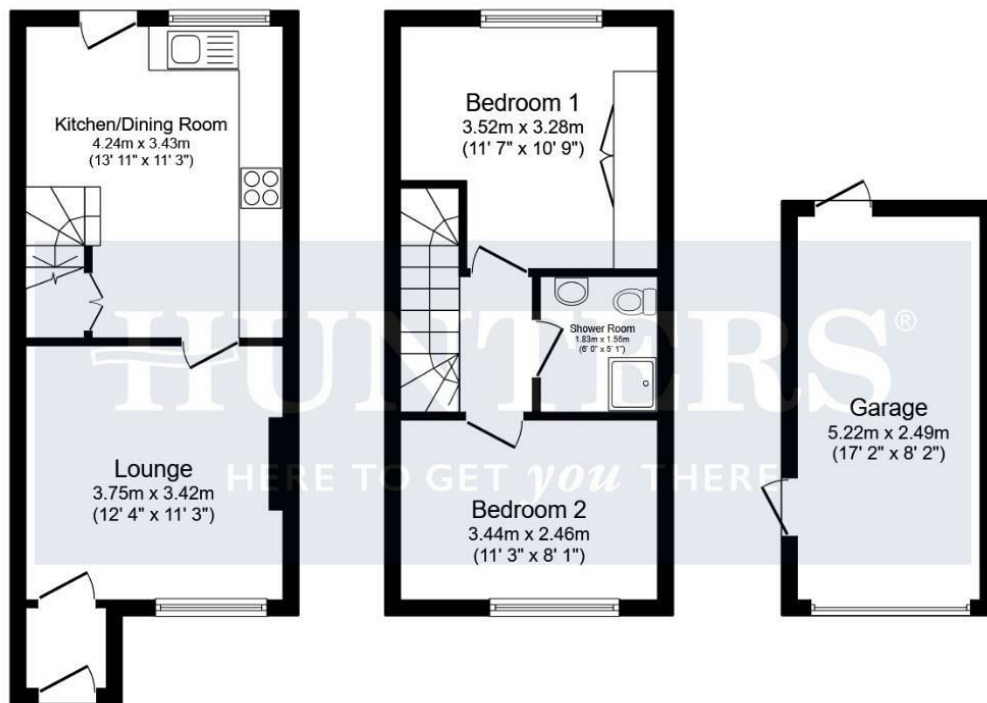


EPC
Energy rating C
This property produces 2.4 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: B



59 , Lincoln Grove, Harrogate, HG3 2UD



Ground Floor
Floor area 28.6 sq.m. (308 sq.ft.)

First Floor
Floor area 27.3 sq.m. (294 sq.ft.)

Garage
Floor area 13.0 sq.m. (140 sq.ft.)

Total floor area: 68.9 sq.m. (742 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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Viewings

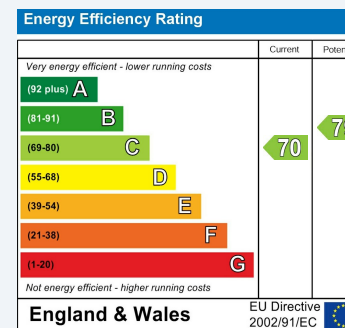
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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