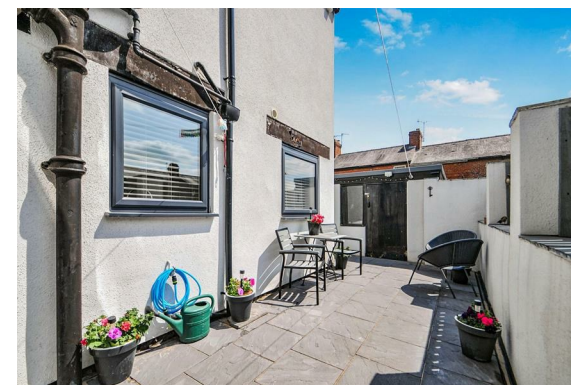




Harrison Grove, Harrogate, HG1 4QJ

- End-terrace offering added privacy and space
- Two spacious reception rooms
- Well-maintained bathroom
- Garage for extra storage
- Early viewing highly recommended
- Three generously sized bedrooms
- Separate kitchen and dining area
- Private courtyard
- Convenient layout suitable for modern family living
- Council Tax Band B

Guide Price £280,000



Harrison Grove, Harrogate, HG1 4QJ

DESCRIPTION

Located on Harrison Grove, this end terrace house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The layout includes two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The separate kitchen and dining area create a functional space for culinary enthusiasts, allowing for easy meal preparation and family gatherings. The property also boasts a well-maintained bathroom, ensuring all essential amenities are readily available.

One of the standout features of this home is the private courtyard, which offers a tranquil outdoor space for enjoying the fresh air or hosting summer barbecues. Additionally, the garage provides extra storage, making it easy to keep your belongings organised and secure. There is ample street parking outside the property.

This residence is not only a comfortable home but also a wonderful opportunity to enjoy the vibrant community of Harrogate, known for its beautiful parks, excellent schools, and a variety of local shops and restaurants. With its appealing features and prime location, this property is sure to attract interest from those looking to settle in this picturesque town.

EPC

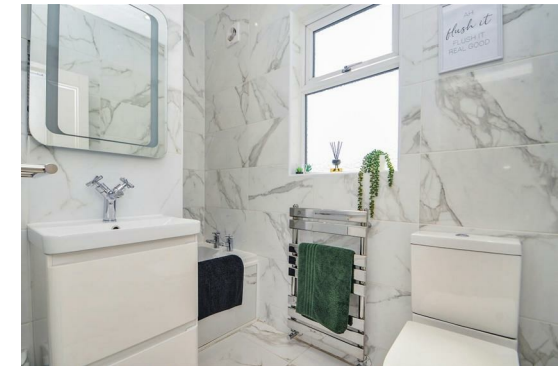
Energy rating D

This property produces 5.3 tonnes of CO2

Material Information - Harrogate

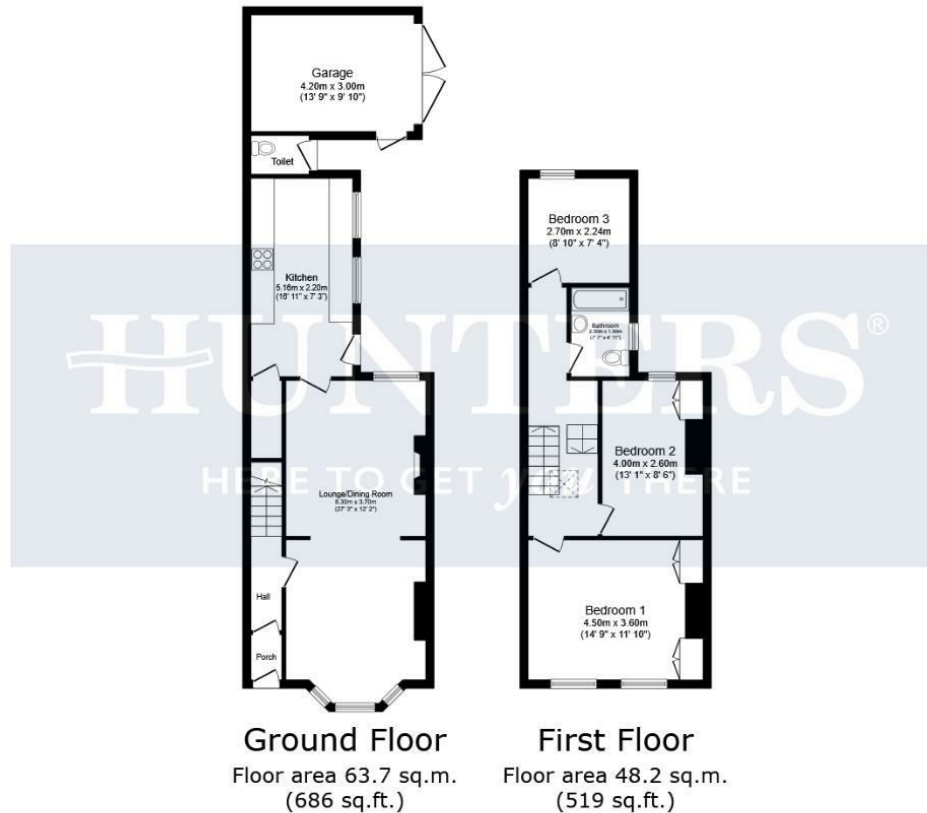
Tenure Type: Freehold

Council Tax Banding: B





6 Harrison Grove, Harrogate, HG1 4QJ



Total floor area: 112.0 sq.m. (1,205 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

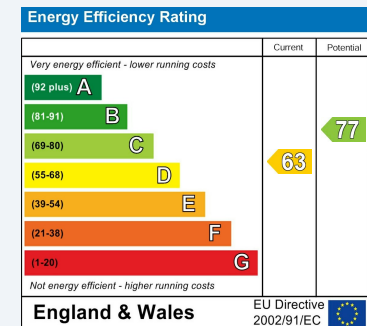
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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