



Poplar Grove, Harrogate, North Yorkshire, HG1 4PL

- Ideal for first-time buyers or growing families
- Spacious lounge and open-plan family dining kitchen
- Modern family bathroom
- Private and generously sized rear lawned garden
- Well presented throughout
- Three double bedrooms
- Downstairs WC and handy entrance hall storage
- Off-street parking
- Highly sought-after location
- Council Tax Band B

Guide Price £275,000



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DESCRIPTION

Ideal for first-time buyers and growing families, this attractive three double bedroomed home offers generous and well-proportioned living accommodation, positioned in a highly sought-after and popular residential area. Conveniently located close to the excellent range of amenities on King Edwards Drive, the property is also just a short drive from the centre of Harrogate, making it perfect for those seeking both convenience and community.

The well-presented interior briefly comprises: a welcoming entrance hall with useful storage cupboard, a spacious and bright lounge, a large open-plan family dining kitchen ideal for everyday living and entertaining, and a downstairs WC for added convenience. A damp proof course has been installed throughout the ground floor.

Upstairs, the property boasts the rare advantage of three genuine double bedrooms, providing ample space for a growing family, home working, or guest accommodation. A modern family bathroom completes the first-floor layout.

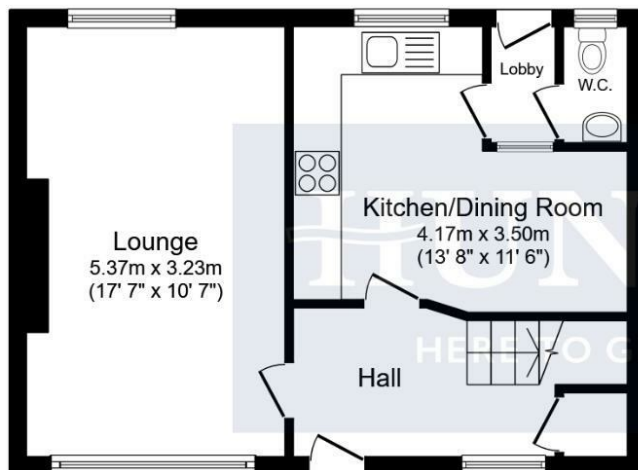
Externally, the property features a low-maintenance paved garden area to the front, which also provides off-street parking. To the rear, there is a good-sized private lawned garden.

This is a wonderful opportunity to acquire a spacious and well-maintained home in a desirable location – early viewing is highly recommended.



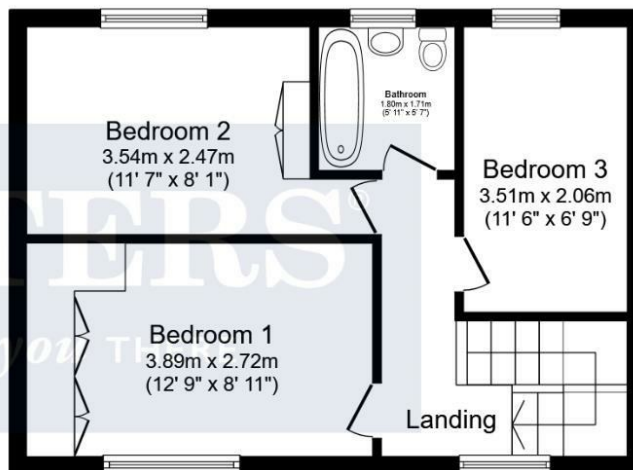


14, Poplar Grove, Harrogate, North Yorkshire, HG1 4PL, GB



Ground Floor

Floor area 40.3 sq.m. (434 sq.ft.)



First Floor

Floor area 40.3 sq.m. (433 sq.ft.)

Total floor area: 80.5 sq.m. (867 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



Viewings

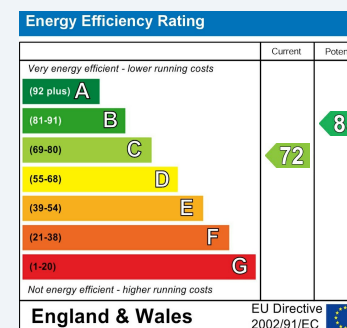
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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