



Poplar Grove, Harrogate, HG1 4PL

- Three bedroom semi detached house
- Separate utility room for laundry and extra storage
- Driveway provides off road parking
- Close to local schools
- Early viewing highly recommended
- Bright, open-plan living and dining area
- Private large rear garden and front garden
- Ideal for families, couples or first time buyers
- Good transport links and easy access to town centre
- Council Tax Band B

Guide Price £280,000



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DESCRIPTION

This semi-detached home is located in a well-connected and popular area of Harrogate, offering a comfortable and practical living space for a variety of buyers. With three bedrooms—two good-sized doubles and a cosy single—it's ideal for families, couples, or anyone looking for a bit of extra space.

The lounge is warm and inviting, featuring a charming log burner that adds a cosy focal point. It flows through to a separate kitchen area, making it a great setup for both everyday living and entertaining. A separate utility room provides useful storage and helps keep the main living areas clutter-free.

Outside, the property boasts a large rear garden, perfect for relaxing, gardening, or entertaining. It also offers excellent potential to extend, subject to the necessary planning permissions. A neat front garden adds kerb appeal, and there's a driveway providing convenient off-road parking.

The location is excellent, with local shops, schools, parks, and transport links all close by, making daily life straightforward. This property is well suited for first-time buyers looking to get on the property ladder or investors seeking a solid rental opportunity.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

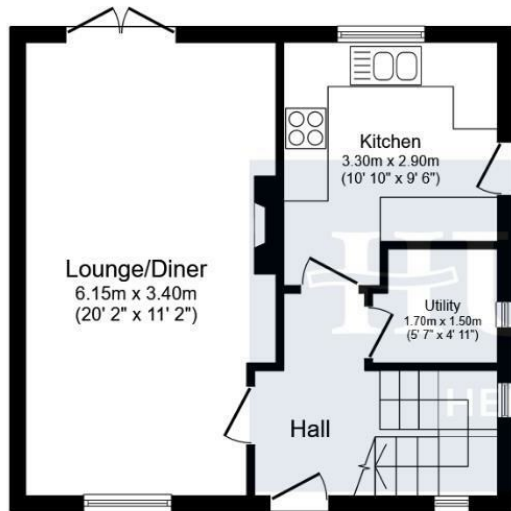
Tenure Type: Freehold

Council Tax Banding: B



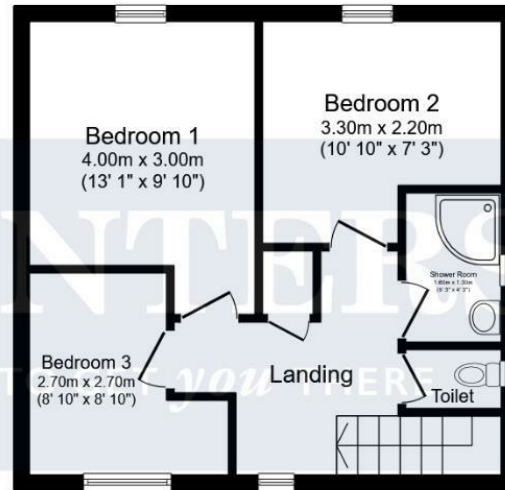


53A, Poplar Grove, Harrogate, HG1 4PL, GB



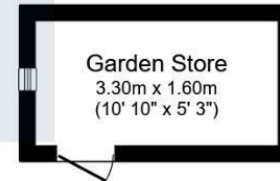
Ground Floor

Floor area 39.4 sq.m. (424 sq.ft.)



First Floor

Floor area 39.4 sq.m. (424 sq.ft.)



Outbuilding

Floor area 5.6 sq.m. (60 sq.ft.)

Total floor area: 84.3 sq.m. (908 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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