



Unity Grove, Harrogate, North Yorkshire, HG1 2AQ

£199,950

A charming and spacious 2 double bedroom stone mid terrace. Popular location. PVCu double glazing & gas central heating. Requires some modernisation and has great potential.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this charming, stone built, 2 bedroom mid terraced home. Offering spacious rooms and excellent potential to modernise and tailor to requirements. Features include: gas central heating, PVCu double glazing, charming courtyard garden, bay window, high ceilings and coving. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the space, location, charm, value and potential.

PROPERTY SUMMARY

The accommodation includes a spacious hallway, lounge, dining room, kitchen, two double bedrooms and a large bathroom. Externally, there is a small frontage area and a charming walled rear courtyard garden.

LOCATION

This established, convenient and desirable area within Harrogate has a wide range of local amenities and convenient access to plentiful shops, schools, transport links and recreational facilities. The famous Stray and Valley Gardens are nearby, with beautiful countryside also just a few minutes' drive away. Harrogate's vibrant town centre is within easy reach, offering an excellent and comprehensive choice of shops, restaurants, bars and tourist attractions. The North Yorkshire spa town of Harrogate has often featured as one of the most sought after and pleasant locations to live in the UK. Popular with residents and tourists, this area is an ideal base for those keen to explore the Yorkshire Dales and beautiful surrounding countryside. There are excellent transport links to Leeds, York, Knaresborough, Ripon, Skipton and beyond making this area ideal for commuters.

DIRECTIONS

Sat Nav location: HG1 2AQ.

GROUND FLOOR

Spacious entrance hallway with modern composite front door. Stairs lead to the first floor.

Lounge 15' 9" x 10' 5" (4.80m x 3.17m) max into bay. Spacious main reception room with deep front bay window and feature fireplace.

Dining Room 14' 8" x 10' 4" (4.47m x 3.15m) max into alcoves. Well proportioned second reception room with rear window, feature fireplace and built in cupboards to the chimney alcove. Door to a large understairs cupboard.

Kitchen 7' 9" x 7' 4" (2.36m x 2.23m) A selection of fitted units, additional pantry area, side window and door to the garden.



FIRST FLOOR

Split level landing with three useful store cupboards.

Bedroom One 14' 1" x 12' 8" (4.29m x 3.86m)

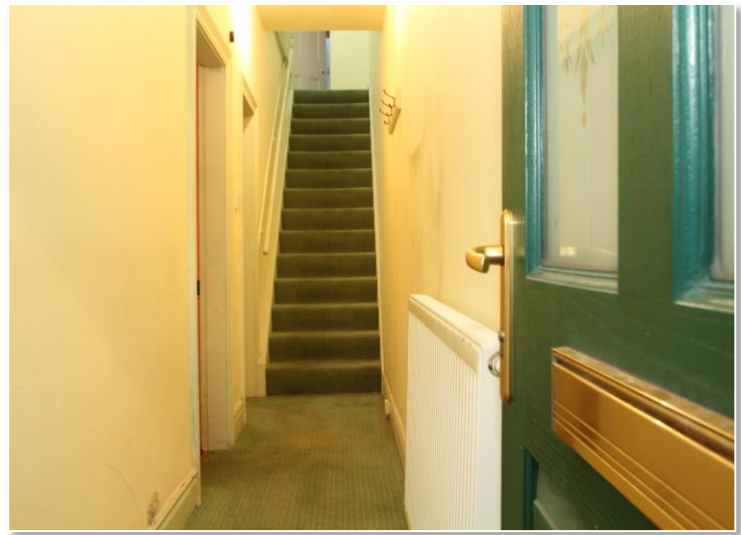
A large double bedroom with twin front windows.

Bedroom Two 14' 9" x 7' 11" (4.49m x 2.41m) max into alcoves.

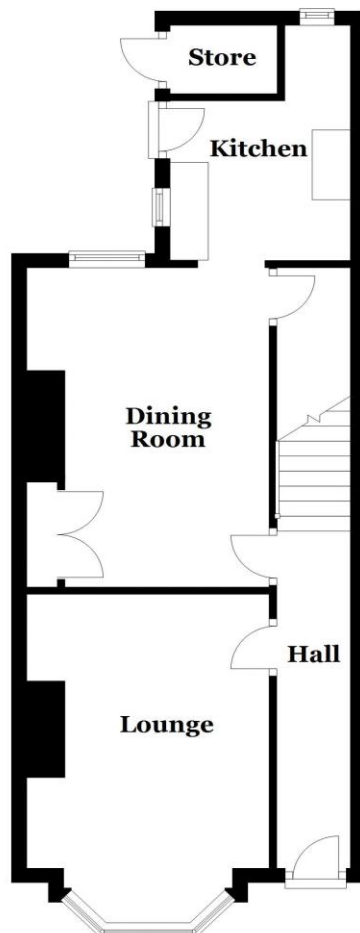
Double bedroom with rear window.

Bathroom 8' 2" x 7' 11" (2.49m x 2.41m)

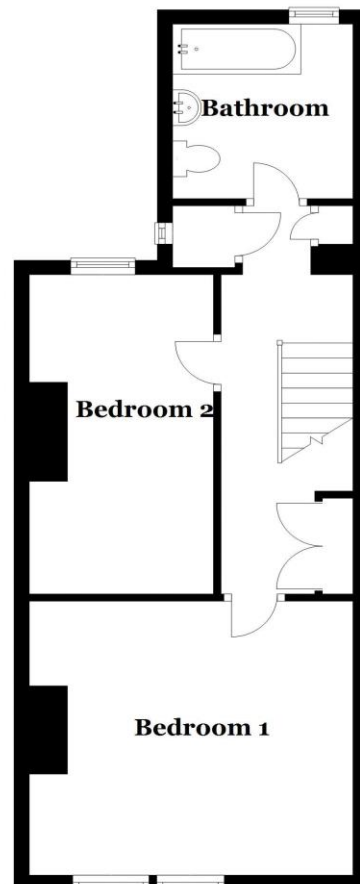
A large bathroom with fitted bath suite and rear window.



Ground Floor



First Floor





OUTSIDE

Frontage area with stone wall. To the rear is a charming, enclosed courtyard garden with gated rear access.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

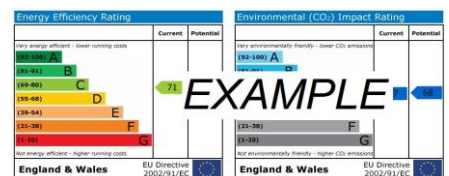
Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.
Council Tax Band: B.

These details were prepared / amended on: 05/11/2022



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