

5 GROVE ROAD
HARROGATE
HG1 5EW



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A unique opportunity to purchase this well positioned Victorian townhouse offering fantastic living accommodation throughout within easy walking distance of Harrogate town centre and all its amenities

Entrance Hall | Living Room | Dining Room | Kitchen

Six Bedrooms | House Bathroom | Two Shower Rooms | Loft Room

Courtyard Garden | Off Street Parking

Council Tax: E | Energy Rating: D | Tenure: Freehold

£650,000





The property is offered with gas fired central heating, high ceilings with period features, has been modernised over the years and is neutrally decorated offering purchasers the chance to decorate and upgrade to their personal taste.

The property briefly comprises; Entrance hall, large living room with bay window, dining room and a large kitchen at the rear on the ground floor.

To the first floor there are two double bedrooms with the front room having a lovely bay window, a further single room which functions as a dressing room, a bathroom with white suite and separate shower room.

The second floor offers a further three double bedrooms with a modern shower room and loft stairs leading to a large loft room with Velux windows.

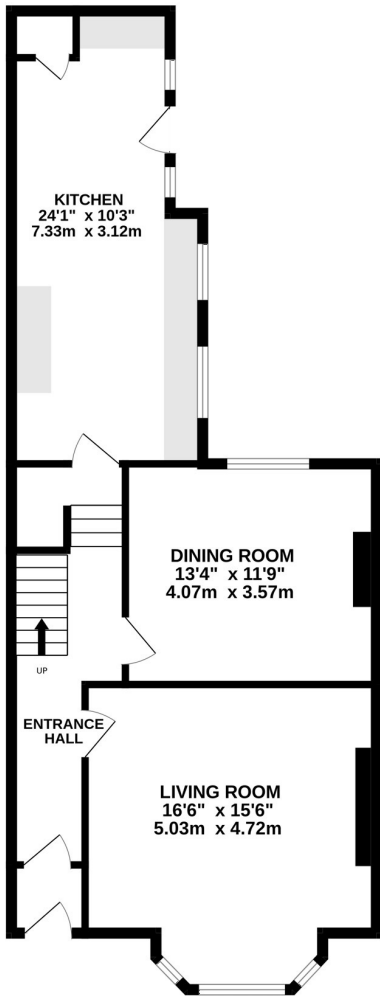


OUTSIDE

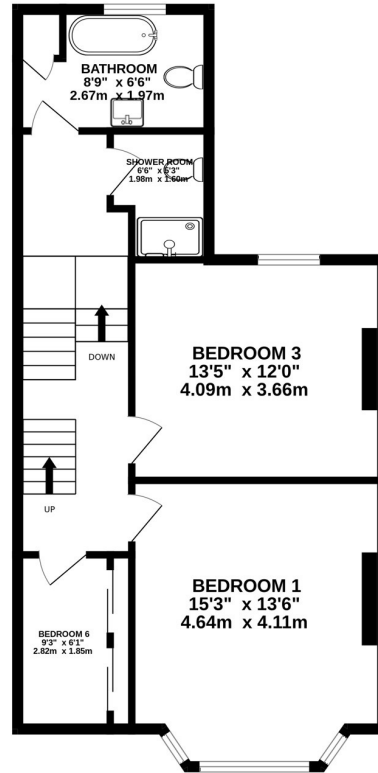
Externally the property has a back yard area with shed and gated access and at the front there is an off-street parking area.



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



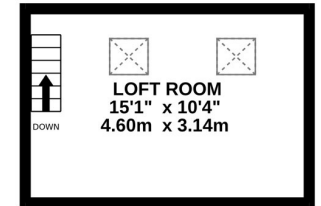
1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



2ND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



LOFT
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 2110 sq.ft. (196.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

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