

**5 TEASEL GROVE  
HARROGATE  
HG3 2XF**



**NICHOLLS  
TYREMAN**

## 5 TEASEL GROVE | HARROGATE | HG3 2XF

A brick built semi-detached property occupying a large corner plot.

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Living Room | Dining Room | Kitchen | Conservatory

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Landing | Three Bedrooms | House Bathroom

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Driveway | Gardens | Garage

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Council Tax: Band C | Energy Rating: TBC | Tenure: Freehold

# £250,000



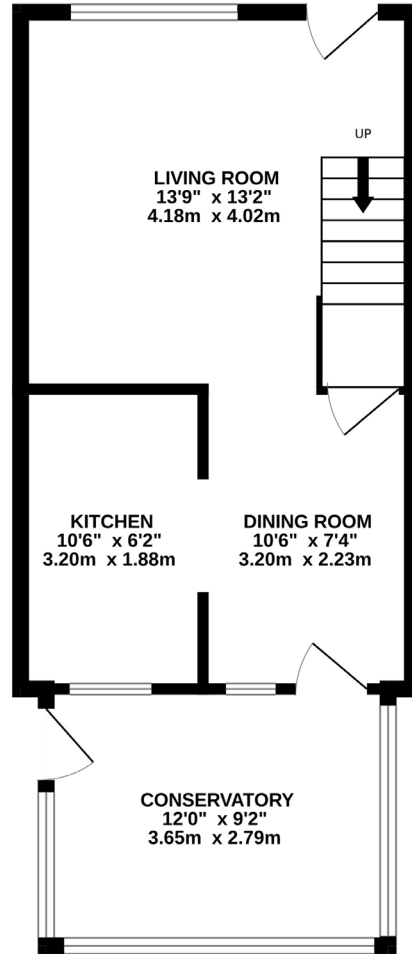


**A great opportunity to purchase this brick built semi-detached property occupying a large corner plot with excellent space and potential to extend (subject to the usual consents).**

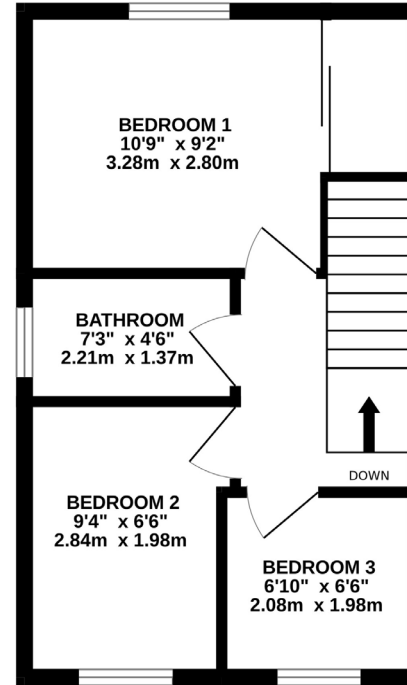
Having the benefit of double glazing and central heating, the accommodation in brief comprises, living room, dining room, kitchen and conservatory. To the first floor are three bedrooms and house bathroom.

Outside there is a garage, good size driveway, large lawned gardens to the side with mature boundary hedging and fencing. To the rear is an enclosed flagged patio.

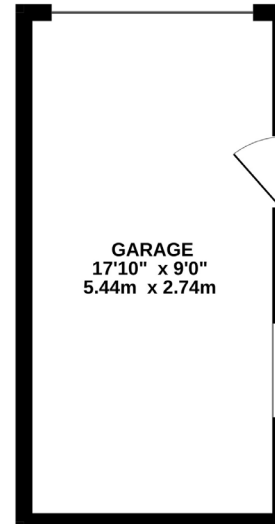
GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



GARAGE  
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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TYREMAN**  
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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.