

**4 HEATH GROVE
HARROGATE
HG2 0PX**



4 HEATH GROVE | HARROGATE | HG2 0PX

A fantastic opportunity to purchase this spacious four bedroom semi-detached home located in one of the more sought after locations in Harrogate within striking distance of Cold Bath Road and fantastic schooling including Weston Primary School and the lauded Harrogate Grammar School.

Lobby | Reception Hall | Downstairs WC | Living Room | Dining Room | Kitchen | Utility Area

Four Bedrooms | House Bathroom | Separate WC

Garden | Driveway

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

£565,000





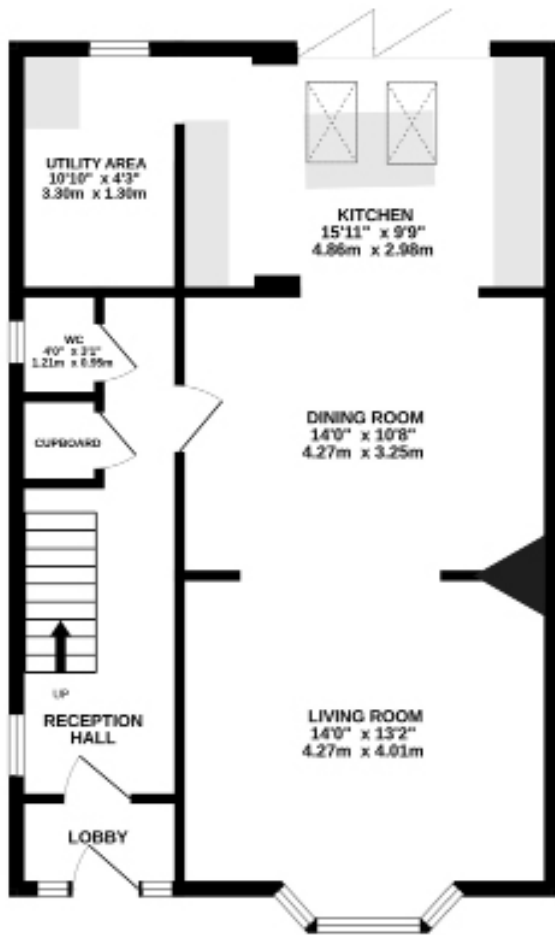
The property is offered with gas fired central heating and double glazing throughout and briefly comprises; entrance hallway with cupboard and w/c, living room with bay window with wooden shutters, spacious dining room and lovely kitchen offering fantastic fitted units, built in appliances an island seating area and bi-fold doors to the garden. There is also a clever utility space just off the kitchen.

The first floor offers two fantastic double bedrooms with built in wardrobe space, a large bathroom comprising; modern walk in shower, roll top bath, wash basin and w/c. There is also a further single bedroom. There is a further double bedroom on the second floor with w/c.

Externally the property offers driveway for a couple of cars and a rear garden laid to lawn.



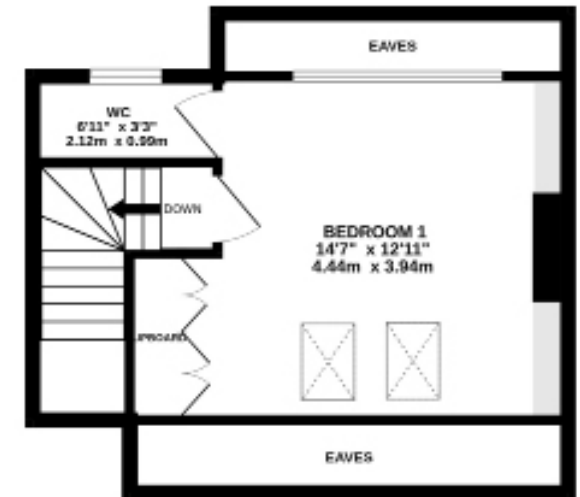
GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

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 until appointments for viewing and contract or all negotiations shall be through Nicholls Tyreman Estate Agent.