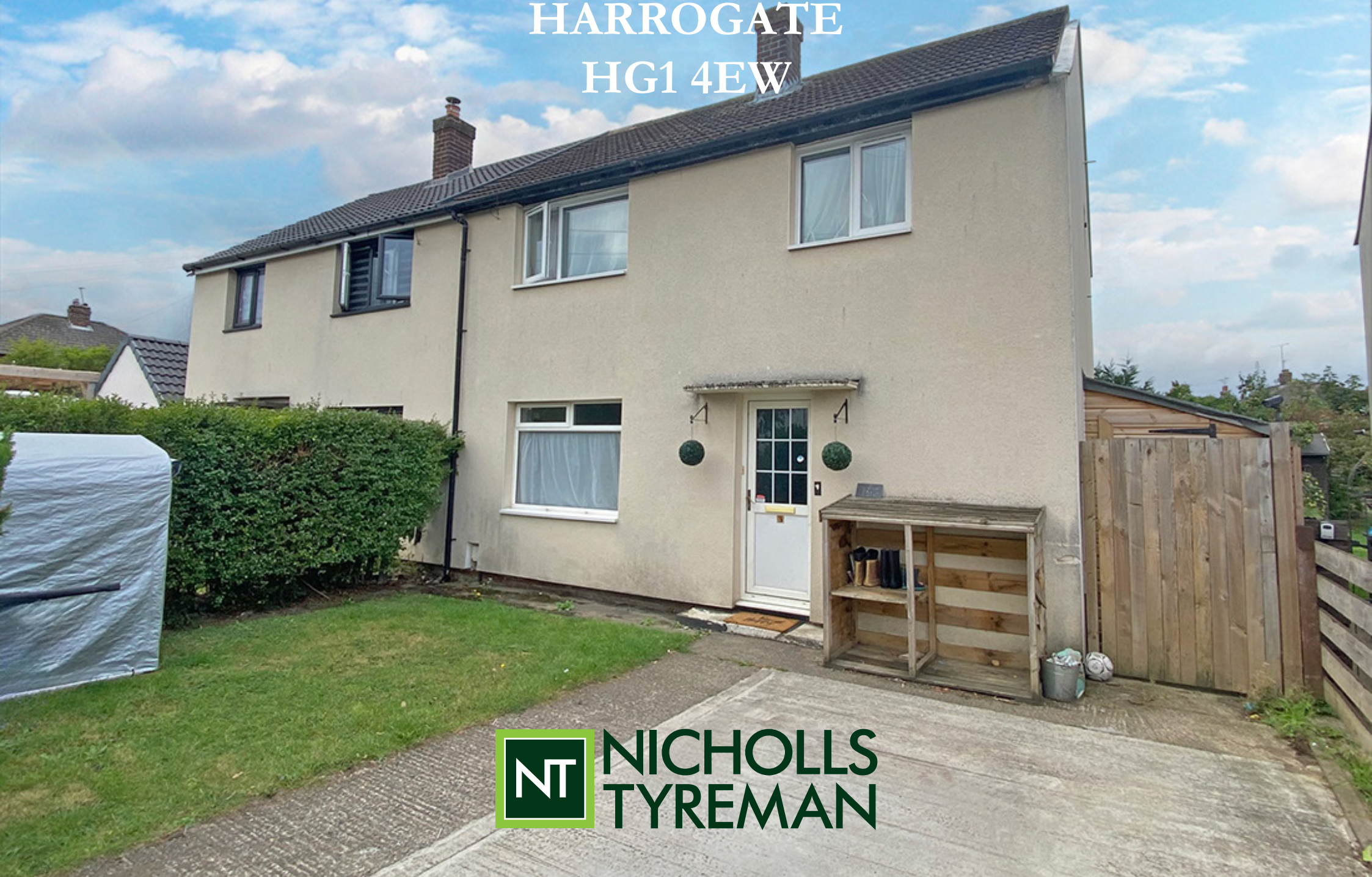


3 KIRKHAM GROVE
HARROGATE
HG1 4EW



NICHOLLS
TYREMAN



3 KIRKHAM GROVE | HARROGATE | HG1 4EW

An extremely well presented spacious semi-detached property set in this quiet cul-de-sac location and within a popular residential part of Harrogate. Close to local schools, shopping parade and only a short distance from Harrogate town centre.

Entrance Hall | Living/Dining Room | Breakfast Kitchen | Lean-to Utility

Three Bedrooms | House Bathroom

Gardens

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

Offers Over £260,000

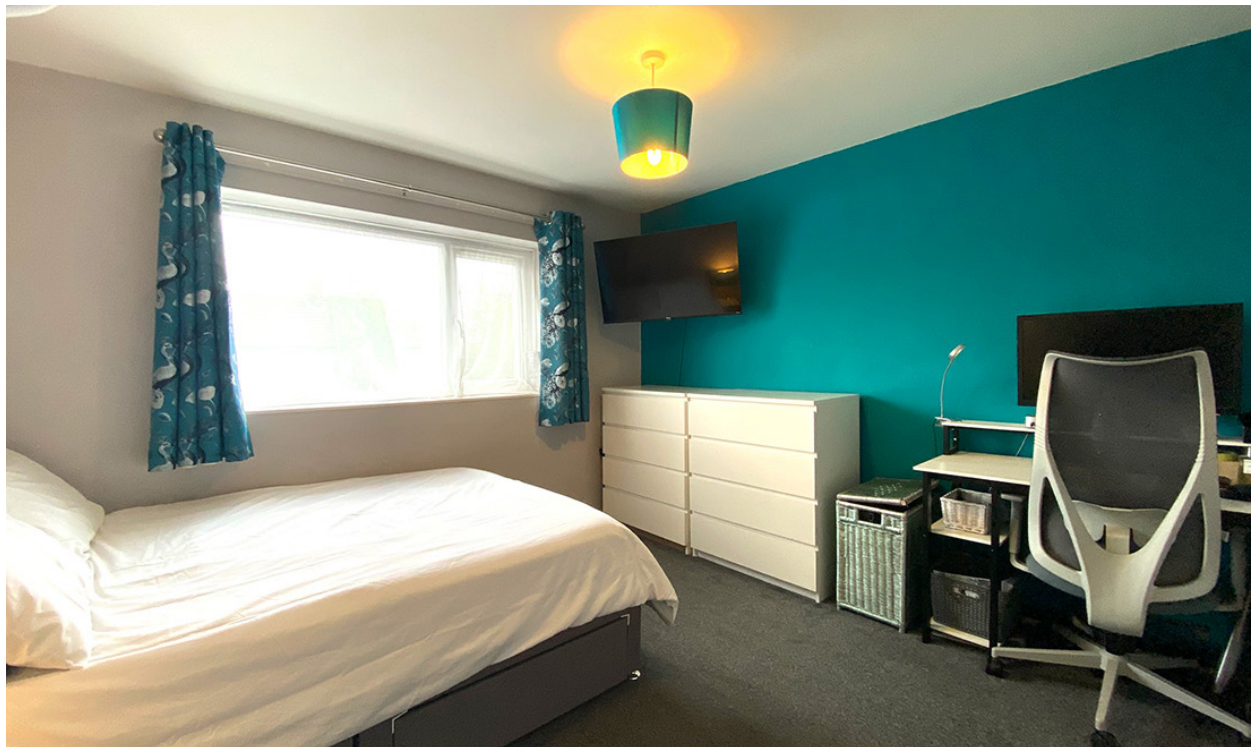




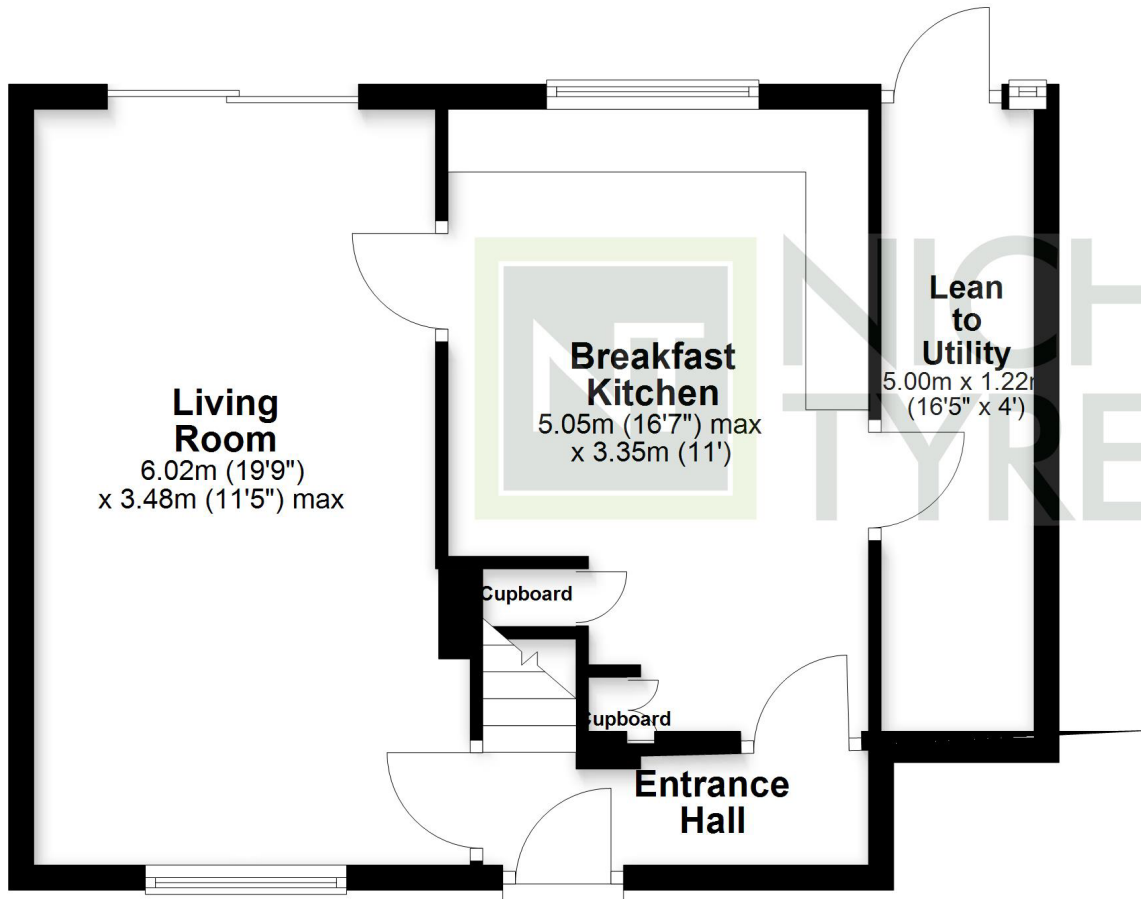
The property has the benefits of double glazing and central heating and truly requires an internal inspection.

The accommodation in brief comprises: entrance hall with access to a good sized through living/dining room, breakfast kitchen and a door leading to a lean-to utility. To the first floor are three bedrooms and house bathroom.

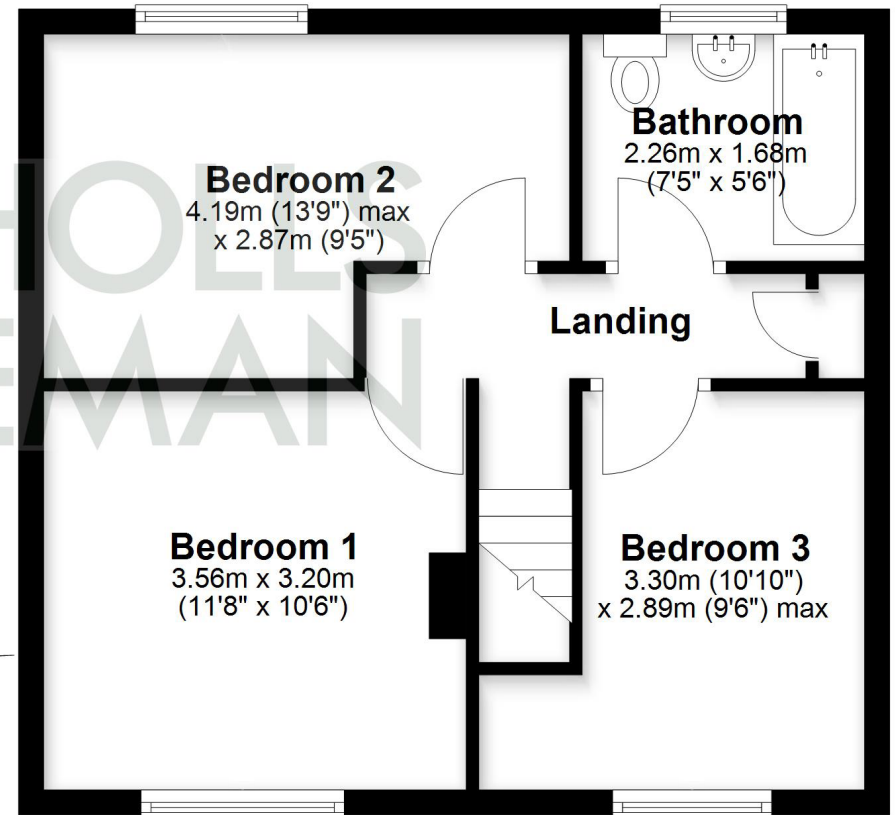
To the front of the property is off-street parking and a lawned garden area with mature boundary hedging. To the rear is an enclosed Astroturf lawn, patio area giving access to the living room and lean-to utility and timer boundary fencing.



Ground Floor



First Floor



This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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 unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.