

10 SPRING GROVE  
HARROGATE  
HG1 2HS



**NICHOLLS  
TYREMAN**

# 10 SPRING GROVE | HARROGATE | HG1 2HS

A beautifully presented stone built substantial semi-detached property located in the very heart of the Harrogate town centre.

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Entrance Hall | Living Room | Snug | Kitchen | Office | Stores | Utility Room | Separate wc

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Five Bedrooms | House Bathroom | Two Shower Rooms

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Garden | Balcony | Woodland

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

**£795,000**





**The property has the benefit of double glazing and has extremely well planned and versatile accommodation. With larger than average rooms, private courtyard, raised balcony from the kitchen and woodland area to the rear. With the added benefit of off-street parking.**

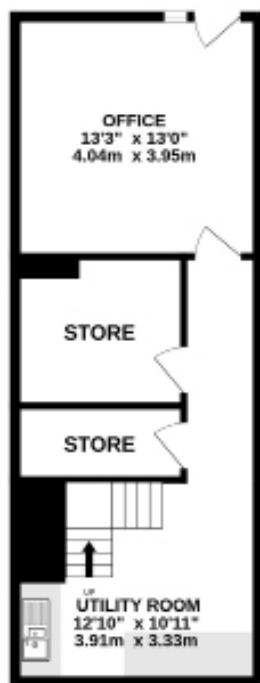
An internal inspection is highly recommended to appreciate the vast amounts of charm and character, original features that the property offers. The accommodation in brief comprises: to the ground floor is an extremely well appointed fitted kitchen, snug, living room and cloakroom/wc.

The first floor has two double bedrooms, shower room and house bathroom. To the second floor are three further double bedrooms and shower room. The lower ground floor is ideal for a variety of uses and currently has an office, utility room and two store rooms.

To the front of the property is a small gravelled forecourt area with side block paving shared driveway leading to the rear of the property. At the rear is an enclosed courtyard garden with timber boundary fencing, timber garden shed, astroturf and flagged patio with covered area from the balcony and access to the lower ground floor. The property benefits from off-street parking and has a large area of woodland to the rear.



GROUND FLOOR PLAN  
457 sq.ft. (42.5 sq.m.) approx.



GROUND FLOOR  
623 sq.ft. (57.2 sq.m.) approx.



FIRST FLOOR  
654 sq.ft. (60.0 sq.m.) approx.



SECOND FLOOR  
662 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 2603 sq.ft. (241.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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