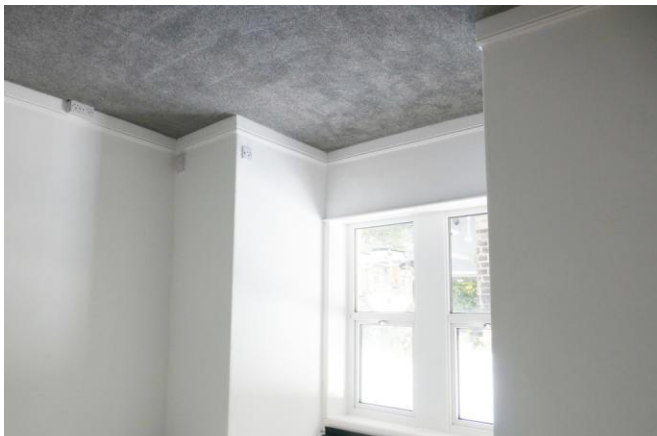




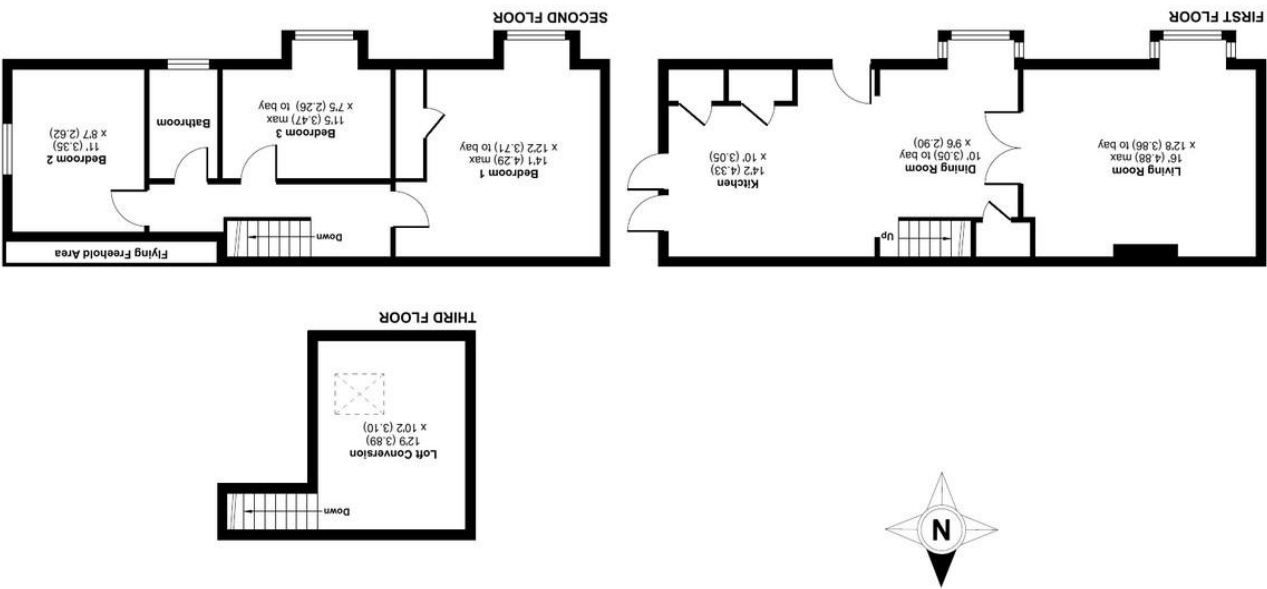
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Grove Park Terrace, Harrogate, HG1
Approximate Area = 1152 sq ft / 107.1 sq m
For identification only - Not to scale



36 Grove Park Terrace, Harrogate



Guide Price £300,000

36 Grove Park Terrace, Harrogate, HG1 4BW

UNEXPECTEDLY RE-OFFERED An exceptionally spacious, stone built, end terrace property, situated in this popular residential location close to local amenities and within easy reach of the Harrogate town centre with accommodation as follows; Dining Kitchen, Cloakroom, Lounge, Master Bedroom with En-Suite, Two Further Bedrooms, Bathroom, Attic Room. Enclosed Garden On Street Parking.

AVAILABLE NOW NO CHAIN | CLOSE TO CENTRE | THREE BEDROOMS | ATTIC ROOM | SPACIOUS & MODERN | EN-SUITE

SITUATION & DESCRIPTION

An exceptionally spacious, stone built, end terrace property, situated in this popular residential location close to local amenities and within easy reach of the Harrogate town centre.

The property has the benefit of double glazing and central heating and offers unique accommodation which has been beautifully maintained throughout and comprises: Entrance vestibule, large open plan kitchen/dining room with island unit and integrated appliances, store room, ground floor wc, spacious living room with double doors, large master bedroom with en-suite shower room, two further bedrooms and house bathroom. A staircase leads to an extremely useful loft area with deep eaves storage and velux window .

The property has enclosed courtyard gardens with timber boundary fencing and garden shed with bi-fold doors leading to the kitchen.

GROUND FLOOR

LOUNGE

16' 6" x 16' 1" (5.03m x 4.9m) with large bay window and fireplace with living flame fire

DINING AREA

10' 0" x 9' 6" (3.05m x 2.9m) with large bay window to side and double French doors leading into lounge

DINING KITCHEN

14' 2" x 10' 0" (4.32m x 3.05m) having wall and floor mounted units with worktops over, integrated dishwasher, free standing fridge freezer, centre island with stools, bi-folding doors to rear garden, LED lights, cupboard housing boiler and washing machine

CLOAKROOM

part tiled and having low level wc and pedestal washbasin



FIRST FLOOR

BEDROOM ONE

14' 6" x 16' 1" (4.42m x 4.9m) into large bay window

EN-SUITE SHOWER ROOM

with walk in shower, low level WC and pedestal washbasin

BEDROOM TWO

11' 11" x 11' 5" (3.63m x 3.48m) with large bay window

BEDROOM THREE

11' 7" x 9' 0" (3.53m x 2.74m) with window to side

ATTIC CONVERSION

3.89m x 3.10m (12'9" x 10'2") Ideally suited for storage and having free standing dryer

DIRECTIONS

From Harrogate take York Place, towards Knaresborough, and at the roundabout turn left into Skipton Road. Grove Park Terrace is then a turning on the right hand side.

COUNCIL TAX

The property has been placed in band C.

