Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Measurements are approximate, not to scale.

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Viewing arrangements
Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions
Proceed down the Skipton Road from the Empress roundabout, turning right just before the Fire station into Grove Park Terrace, where the property can be found on the right hand side.

18 Grove Park Terrace, Harrogate
£635,000
An imposing and highly desirable Victorian 6 bedroom end terraced house, which has been completely refurbished, offering flexible accommodation over three floors with private rear enclosed lawned gardens and off street parking, located within a short walk of the town centre.

With gas fired central heating and UPVC double glazing the property comprises in brief. Reception hall with wooden floors, bay fronted living room with a white marble Carrera fireplace and ceiling cornice. Family room with a white slate chimney breast and recessed living flame gas fire, impressive living breakfast kitchen with white high gloss units, integrated appliances and a recessed range cooker. Shower room and wc. First floor landing, four bedrooms, house bathroom and a separate wc. Second floor landing, two further bedrooms both with wardrobes and a box room.

Neat front garden. Secure rear walled lawned gardens, flagged patios, double timber gates giving access for off street parking from a rear access road.

Grove Park Terrace is located close to Harrogate’s town centre and only a few minutes walk from the 200 acre Stray Parkland. The town offers many attractions such as boutique shopping and Betty’s famed Tea Rooms, along with an excellent range of restaurants and bars. Harrogate is also renowned for its reputable schools for all ages which are all within a short commute. The train and central bus stations run regular services for the commuters travelling into Leeds and York. The A1M linking into the national motorway network is only eight miles away and Leeds Bradford International airport a mere twenty minute drive.