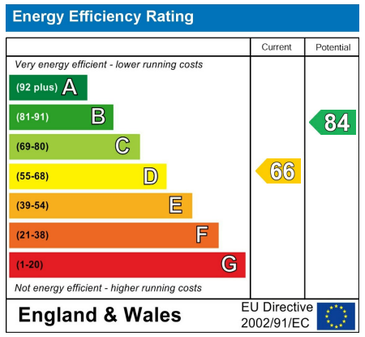
Floor Plan



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate on the Main a 61 Leeds Road. At the parade of shops just before Marks & Spencer's turn right onto Leadhall Lane. Turn right onto Green Lane and Ashville Grove is a turning to your left where the property is easily found on the left-hand side clearly marked by a Hopkinson for sale board.

Council Tax Band D Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£450,000

5 Ashville Grove, Harrogate, HG2 9LW

3 Bedroom House - Semi-Detached

A spacious three bedroom semi detached house that has been skilfully extended to both one side and into the second floor creating three floors of living space located in a quiet cul-de-sac on the favoured southside of Harrogate. No onward chain involved.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With gas fired central heating and replacement double glazed windows this stylish home offers a modern bright interior. It is located in one of the most desirable areas of Harrogate on the south side of Harrogate close to local schools shops and transport links.

With a dropped curb and a double width block paved driveway, the property features a good range of 4 useful storage sheds. An inviting hallway provides access to a guest toilet whether there is a useful space for hanging jackets.

The hallway features are useful under stair storage cupboard which houses a modern updated Vaillant central heating boiler. There is a bright bay fronted lounge and a full width dining kitchen which creates an excellent entertaining space. There is a modern fitted kitchen with a good range of storage cupboards that integrate a fridge freezer, microwave, combi oven, 5 ring gas hob with an extractor fan over. There is also an integrated dishwasher and washer dryer.

At first floor there is a Master bedroom suite with a fitted triple faced wardrobe and an ensuite luxury shower room which is fully tiled and houses a double stall shower, wash basin, toilet and centrally heated towel rail. There is a further double bedroom to the rear and a luxury house bathroom. A staircase leads to the top floor where there is a spacious L-shaped bedroom that has been used as a Tv snug /playroom. There is a deep useful eaves storage area.

At the rear of the property there is a low maintenance enclosed garden with personal access gate to a rear path. The garden is low maintenance having an Astroturf covering, tiled patio and faces south east. Harrogate of popular destination which offers a good range of bars, shops and shopping opportunities. It also has a wide range of schooling options many of which are nearby. There is a good road and rail network offering the traveller and commuter quick access to Leeds York and London.















