





30 Grange Avenue, Harrogate

£400,000

VERITY FREARSON

YOUR AWARD WINNING AGENT

#DARINGTOBEDIFFERENT



A stunning four-bedroom stone-built terraced property located in a fashionable position just off King's Road, close to Harrogate town centre and associated amenities . This stylish home boasts four double bedrooms, two bathrooms and sociable living space that opens out to a secure patio garden. An internal viewing is essential to appreciate the overall quality and size of this superb home.

OUTSIDE

Secure courtyard garden to the rear leading off the dining kitchen.

Council Tax band: C

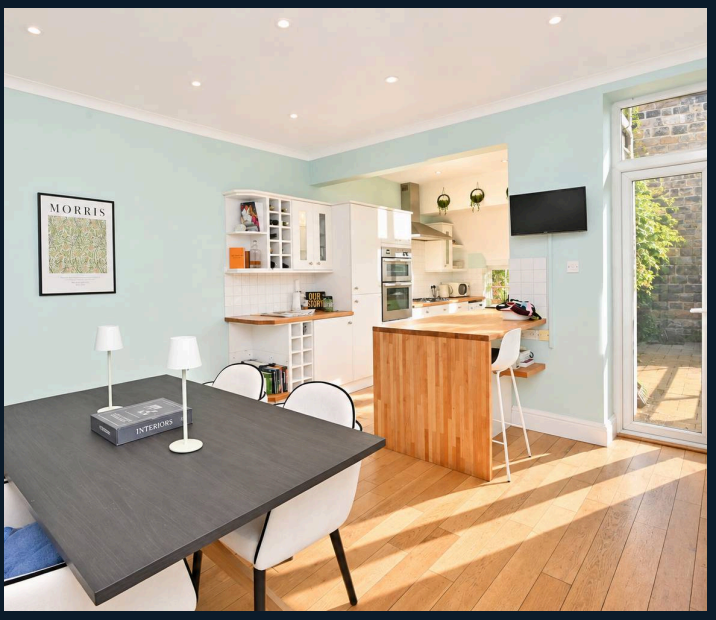
Tenure: Freehold

EPC Energy Efficiency Rating: E



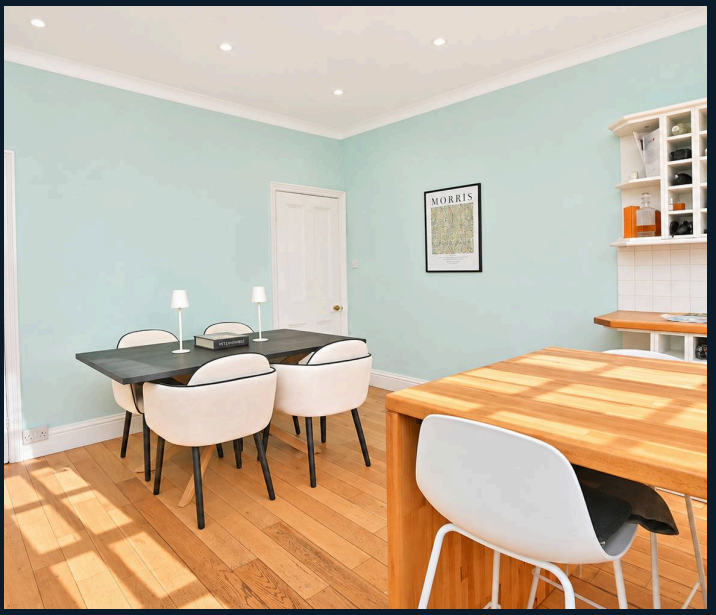
GROUND FLOOR

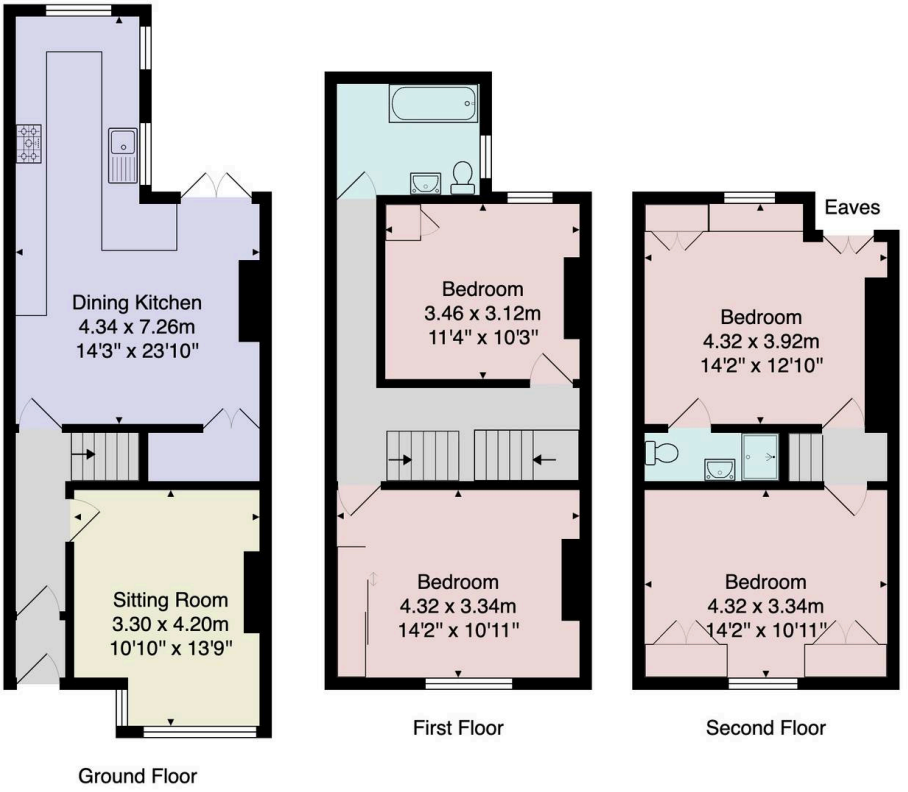
Fronted by a forecourt garden, the accommodation with UPVC double glazing throughout opens via an entrance vestibule to the hallway. To the front elevation, the bay-fronted sitting room with wooden parquet-style flooring is arranged around a feature fireplace with wood-burning stove. To the rear elevation, the sociable dining kitchen, also with wooden flooring, is fitted with a range of modern units, which include a peninsula breakfast bar, and French doors opening out to the surprisingly spacious, secure and highly private patio garden, which is ideal for outdoor entertaining.



FIRST FLOOR

To the first floor, the central landing branches to two well-proportioned double bedrooms, with the larger having a bank of built-in wardrobes, and a stylish house bathroom which presents contemporary sanitaryware and an over-bath shower. The second floor reveals two further double-sized bedrooms, with one having an en-suite shower room.





Total Area: 123.3 m² ... 1327 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

VERITY FREARSON
BEST ESTATE AGENT GUIDE 2026 : EXCEPTIONAL SALES
Platinum Trusted Service Award feefo
ESTAS ESTATE AGENT AWARDS BEST AGENCY NETWORK The Guild of Property Professionals