



## 30 Eavestone Grove, Harrogate

£250,000 Guide Price



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A beautifully presented three-bedroom semi-detached home with charming front and rear gardens, tucked away in a quiet and convenient cul-de-sac close to a wide range of local amenities.

This spacious home offers a comfortable sitting room, a well-appointed dining kitchen, a stylish bathroom, three bedrooms, a dedicated office space, and attractive gardens to the front and rear.

Externally, the property benefits from well-maintained gardens to both the front and rear. The front garden is attractively landscaped, enhancing the property's kerb appeal, while the rear garden is thoughtfully designed with a combination of patio, seating areas, and low-maintenance surfaces, making it ideal for outdoor entertaining and family use.

The property is situated in an attractive position near to public green space in this desirable location, well served by excellent local amenities and just a short distance from Harrogate town centre.

Council Tax band: C

Tenure: Freehold



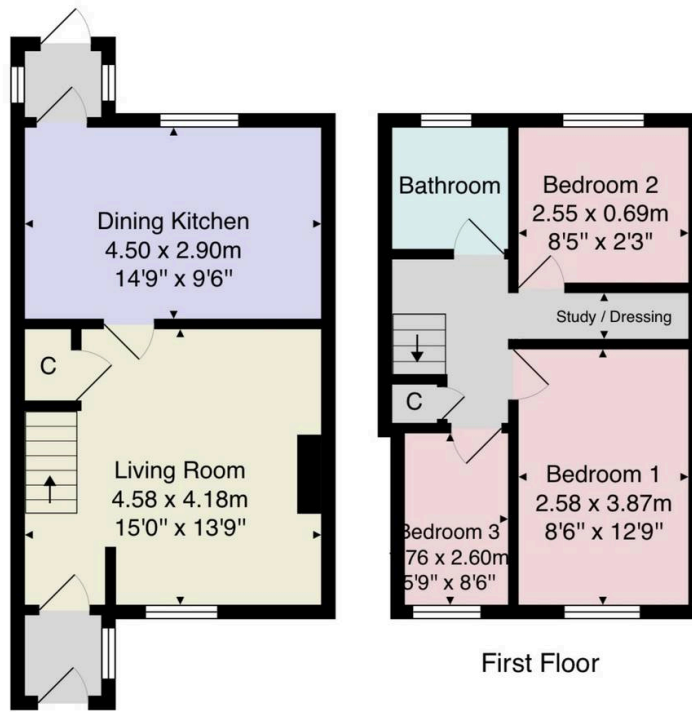
The bright and inviting sitting room is beautifully presented, featuring a large front-facing window allowing for plenty of natural light, along with a stylish media wall and contemporary décor, creating a warm and relaxing environment ideal for both everyday living and entertaining.

The well-appointed dining kitchen is fitted with a range of modern units and complementary work surfaces, offering ample storage and preparation space. There is room for a dining table, creating an ideal setting for family meals and entertaining, while natural light enhances the bright and welcoming feel of the space.

To the first floor are three well-proportioned bedrooms, all tastefully presented and offering comfortable accommodation. Bedroom two has been thoughtfully reconfigured to incorporate a useful office space/dressing area, providing flexibility for modern living and working from home.

The property is served by a stylish and well-presented bathroom fitted with a modern white suite, comprising a bath with shower over, wash hand basin, and WC, finished with contemporary tiling and fittings.





Ground Floor

First Floor

Total Area: 67.6 m<sup>2</sup> ... 727 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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