



33 Coronation Grove, HARROGATE

£259,950



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A very well-presented two-bedroom stone-built terraced property. This excellent property has been recently modernised and has modern kitchen and bathroom fittings. The accommodation comprises a good-sized sitting room, dining kitchen, two bedrooms and modern house bathroom. To the rear there is an enclosed paved courtyard garden.

The property is situated in a sought-after location on the south side of Harrogate, close to excellent amenities including the parade of shops on Leeds Road, a Marks & Spencer Food Hall and Hornbeam Park railway station.

OUTSIDE

There is an enclosed paved courtyard garden to the rear.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**GROUND FLOOR
ENTRANCE HALL**

SITTING ROOM

A reception room with window to front and contemporary electric fire.

KITCHEN

A modern fitted kitchen with range of wall and units, worktop and breakfast bar. Electric hob with extractor hood above and integrated electric oven. Integrated fridge, freezer, dishwasher and plumbing for washing machine.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

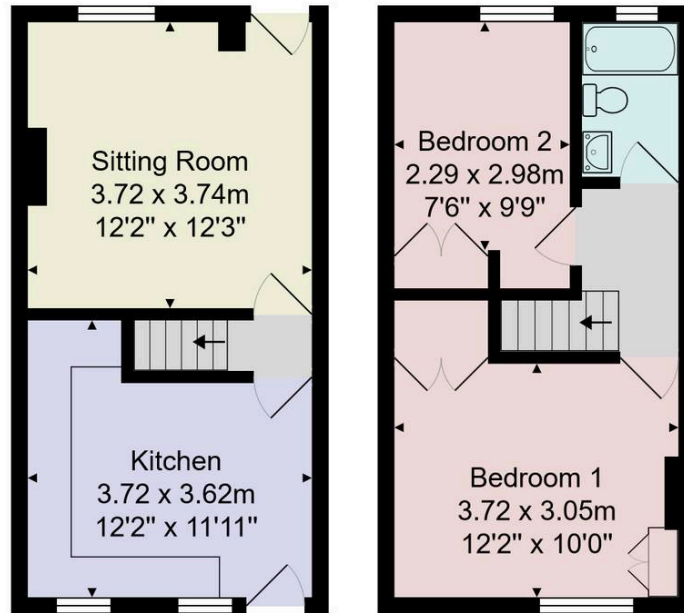
BEDROOM 2

A further bedroom with window to rear and fitted wardrobe.

BATHROOM

A modern white suite with low-level WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail and window to rear.





Ground Floor

First Floor

Total Area: 55.9 m² ... 602 ft²

All measurements are approximate and for display purposes only.

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