

FOR SALE



Pennywort Grove, Harrogate, HG3 2XJ
Asking Price Of £225,000



Key Features include:

- Two-bedroom semi-detached home
- No onward chain
- Ideal for first-time buyers
- Small, easy-to-maintain garden
- Single garage
- Off-street parking
- Freshly decorated throughout
- Benefiting from new double-glazed windows & doors, replaced in 2026
- New flooring throughout
- Breakfast kitchen



A freshly presented two-bedroom semi-detached home offered for sale with no onward chain, making it an ideal opportunity for first-time buyers, couples, small families or anyone looking for a home they can move straight into and make their own.

Recently redecorated throughout and finished with new flooring, the property has a bright, clean feel and provides a genuine blank canvas for its next owners. Rather than taking on a renovation project, buyers can focus on settling in and adding their own style over time.

The ground floor offers a welcoming living room with plenty of space for everyday living, together with a separate breakfast kitchen. Upstairs are two bedrooms and the house bathroom, providing a practical layout with the flexibility to use the second bedroom as a guest room, home office or whatever suits your needs.

Externally, the property benefits from a small and manageable garden, perfect for enjoying some outdoor space without the upkeep of a larger plot. There is also off-street parking directly in front of the single garage, with the garage offering useful additional storage.

Pennywort Grove is situated in a popular residential part of Harrogate, offering a convenient location with good access to local amenities, supermarkets and transport links, while remaining within easy reach of Harrogate town centre and its excellent selection of shops, cafés and restaurants. It's a well-established area that offers practical everyday living without being too far from the centre of town.

For investors, the property could also offer an attractive opportunity, with an anticipated rental income of approximately £1,000 PCM, equating to

an indicative gross rental yield of around 5.3% based on the asking price.

Further useful information regarding this fantastic property includes:

Tenure: Freehold

Council Tax Band: B

Services: Mains electricity, gas, and water

Broadband availability: Full fibre to the property with estimated speeds up to 1,600 Mbps

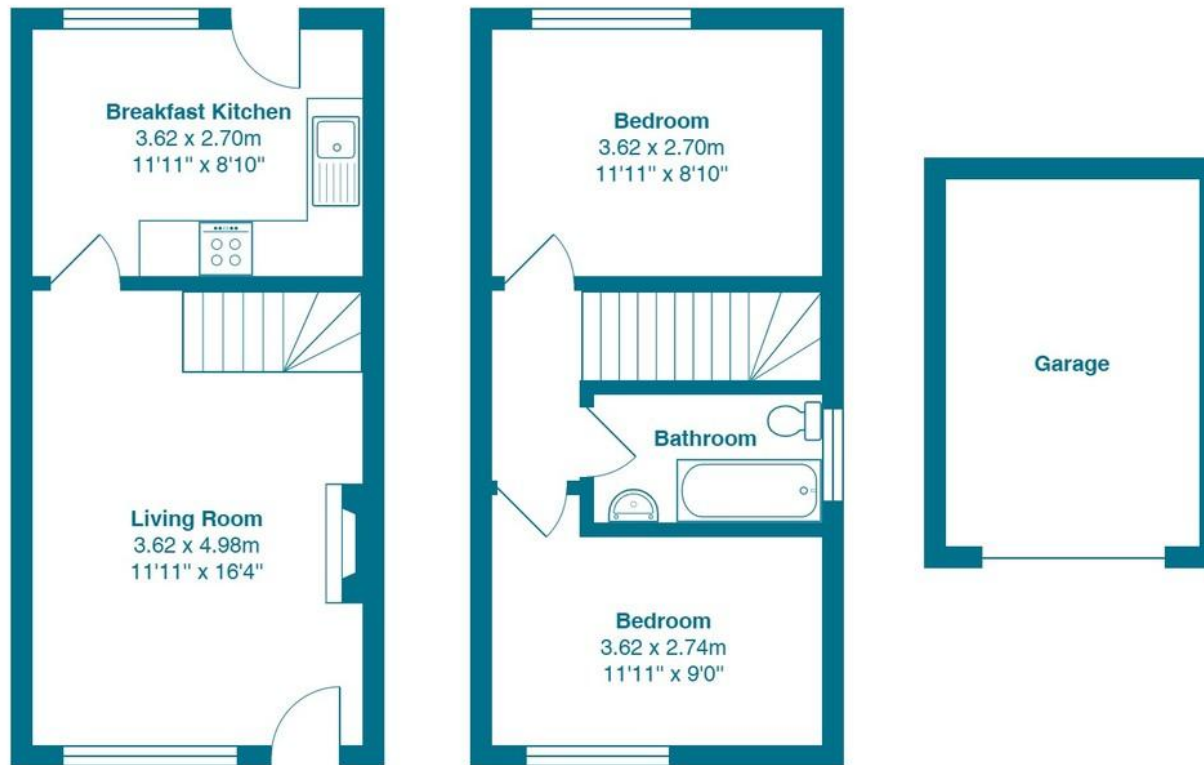
Mobile Coverage: O2, Vodafone, Three & EE
TV & Satellite availability: VIRGIN, Sky & BT

Flood Risk: Very low risk

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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Total Area: 56.8 m² ... 611 ft² (excluding garage)

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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