



12 Ashville Grove, Harrogate

£375,000

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A spacious three-bedroom semi-detached bungalow with a large attic space, occupying a generous plot at the head of a delightful and quiet cul-de-sac on the highly sought-after south side of Harrogate, backing directly onto neighbouring school playing fields and offering excellent potential for further extension. Externally, the property occupies a particularly attractive and private plot, enjoying a pleasant open aspect across neighbouring playing fields. The generous rear garden is beautifully maintained and laid mainly to lawn, bordered by mature hedging, shrubs, and established trees which provide an excellent degree of privacy and seclusion. A paved patio seating area immediately adjoins the property, creating an ideal space for outdoor dining and entertaining, whilst the remainder of the garden offers excellent space for families and keen gardeners alike. This attractive home is sure to appeal to a wide range of buyers, particularly those seeking flexible accommodation in a highly desirable residential location. For purchasers looking to create additional living space, the property also benefits from planning approval for a further 3m rear extension, offering the opportunity to create an impressive open-plan living dining kitchen. To the front, a driveway provides ample off-street parking together with attractive planted borders and side access leading to the rear garden. The property enjoys a superb position on the popular south side of Harrogate, well served by excellent local amenities, transport links, and highly regarded schools.

Planning The property also benefits from prior approval under application reference **HGTZC25/01094/PNX** for the erection of a single-storey rear extension. The approved plans allow for an extension extending approximately 6.0 metres beyond the original rear wall, with a height to the eaves of 3.0 metres and an overall height of 4.0 metres, offering exciting scope to create a substantial open-plan living dining kitchen.

Council Tax band: D

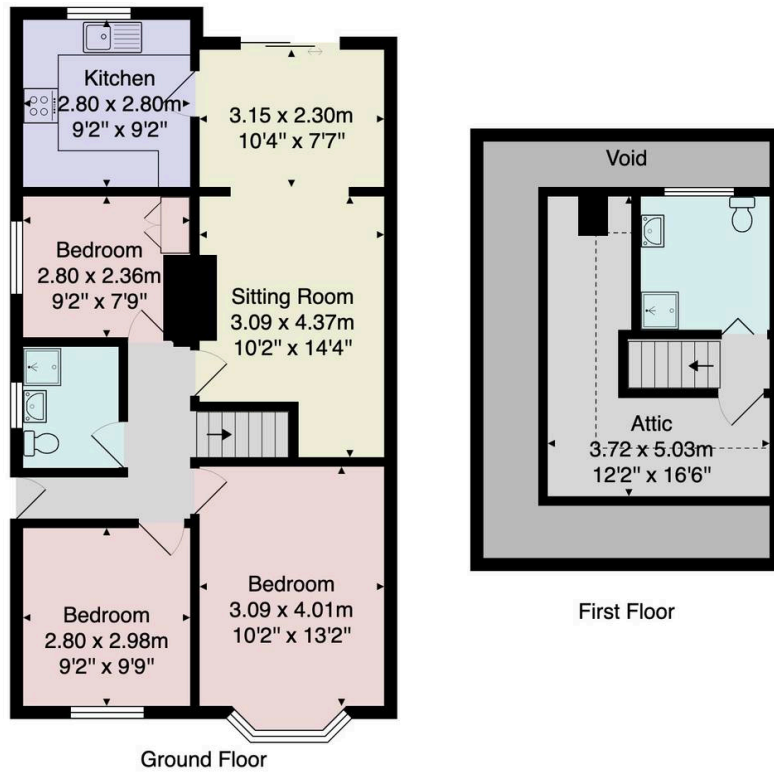
Tenure: Leasehold

EPC Energy Efficiency Rating: D



The accommodation comprises an entrance hall leading through to a spacious open-plan sitting and dining room, providing an excellent space for both relaxing and entertaining. The sitting room features a charming fireplace and flows seamlessly through an archway into the dining area, where sliding patio doors open directly onto the garden, allowing plenty of natural light throughout the space. The adjoining kitchen is fitted with a range of cream wall and base units complemented by contrasting work surfaces, integrated double ovens, gas hob with extractor hood, and space for further appliances. Overlooking the rear garden, the kitchen offers excellent potential for reconfiguration in line with the approved extension plans. There are three well-proportioned bedrooms, all presented to a good standard and enjoying plenty of natural light. The principal bedroom is a particularly generous double room featuring a stylish panelled feature wall and attractive bay window overlooking the front aspect. The remaining bedrooms provide versatile accommodation, ideal for children, guests, or those requiring a home office. The modern house shower room is fitted with a contemporary white suite comprising a walk-in glazed shower enclosure, wash hand basin with vanity storage, and low-flush WC, complemented by attractive tiled walls and flooring. A fitted staircase leads to a large and highly useful attic conversion, providing excellent additional versatility for a variety of uses. The space includes extensive storage areas together with a fitted shower suite, and is currently arranged and utilised as occasional rooms by the current owners. Please note, the loft conversion does not have the necessary statutory permissions and therefore cannot be formally described as habitable accommodation. However, it provides useful additional space with considerable potential.





Total Area: 87.3 m² ... 939 ft² (excluding void)

All measurements are approximate and for display purposes only.

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