



Poplar Grove, Harrogate, HG1 4PL

- Ideal for first-time buyers, couples, and growing families
- Two generously sized double bedrooms
- Private rear courtyard perfect for relaxing
- Excellent access to local schools, shops, and everyday amenities
- Early viewing highly recommended
- Spacious and welcoming reception room
- Versatile attic room ideal for a home office or storage
- Charming front garden enhancing the property's kerb appeal
- Conveniently located near public transport and commuter links
- Council Tax Band B

Guide Price £220,000



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DESCRIPTION

Located on Poplar Grove, this property is an ideal choice for first-time buyers and families alike, offering a perfect blend of comfort and convenience.

Upon entering, you enter the property through a porch into the lounge, creating a warm and inviting atmosphere that is perfect for relaxing or entertaining guests. The house boasts two generously sized double bedrooms, ensuring ample space for rest and relaxation. Additionally, an attic room presents a versatile opportunity; it can be transformed into a home office, storage area, or even a playroom, catering to your individual needs.

The property also benefits from a brand-new fitted bathroom and a useful utility room, adding practicality and modern comfort to the home.

Outside, the property features a private rear courtyard, an excellent spot for enjoying the outdoors, whether it be for a morning coffee or an evening gathering. A small front garden further enhances the charm and curb appeal of the property.

Situated in a prime location, Poplar Grove is conveniently close to local schools, amenities, and public transport links, making daily life both easy and enjoyable. This property truly represents a wonderful opportunity to create a loving home in a sought-after area. Don't miss your chance to view this delightful residence; it may just be the perfect place for you and your family to thrive.

EPC

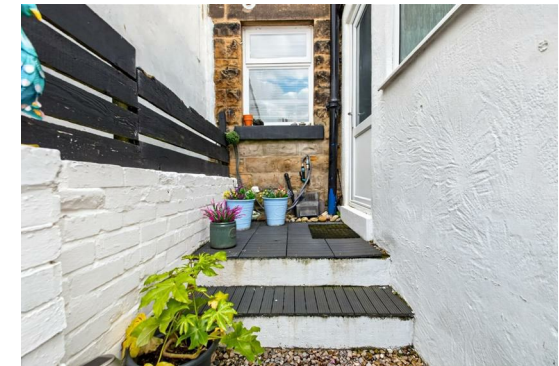
Energy rating D

This property produces 4.7 tonnes of CO2

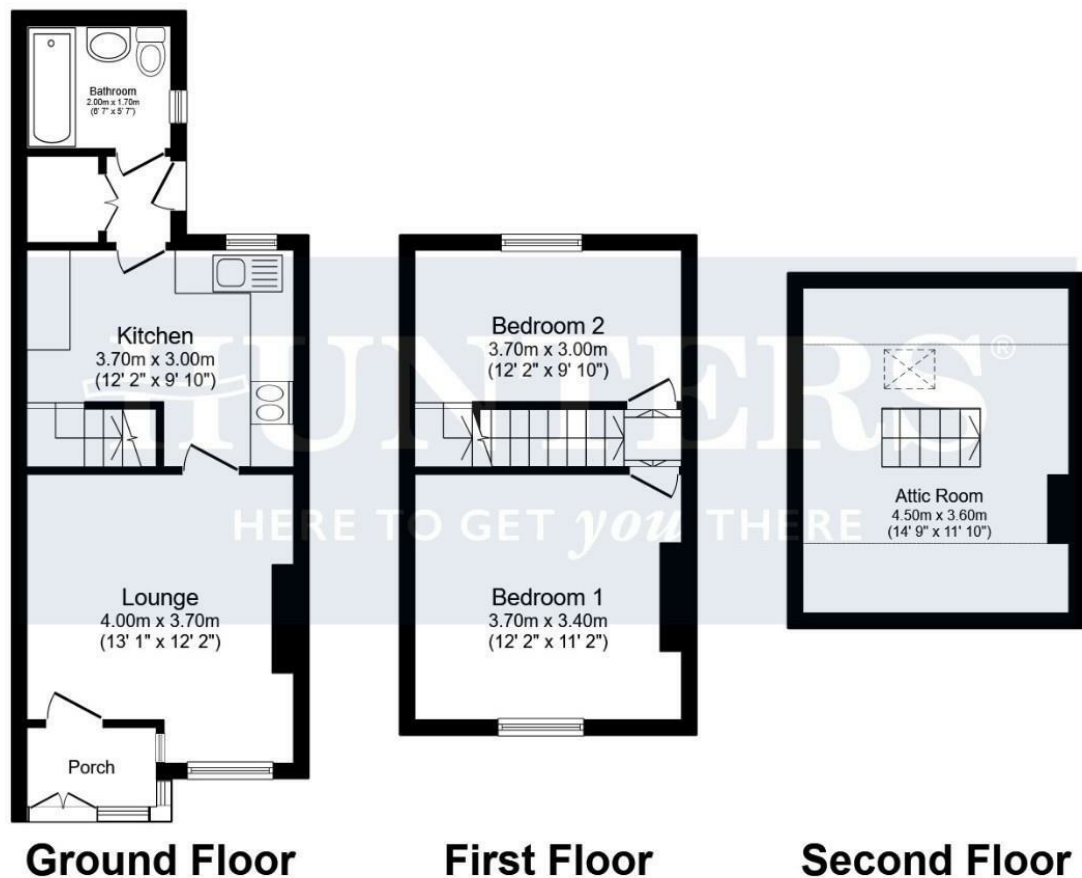
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B







Total floor area 74.2 sq.m. (799 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

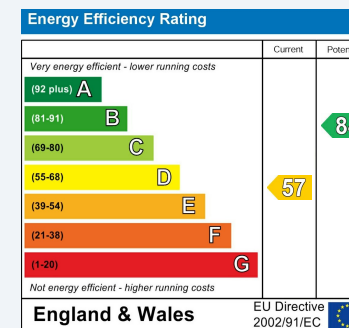
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

