



## Eavestone grove, Harrogate , HG3 2XY

- Well presented throughout
- Adjacent to attractive green space
- Modern dining kitchen with integrated appliances
- Versatile office/dressing area to bedroom two
- Enclosed rear garden with patio and seating areas
- Quiet cul-de-sac location
- Spacious living room with contemporary media wall
- Three well-proportioned bedrooms
- Stylish modern family bathroom
- Off-street parking and close to Harrogate town centre

**Guide Price £230,000**



# Eavestone grove, Harrogate, HG3 2XY

## DESCRIPTION

A beautifully presented three-bedroom semi-detached home with attractive front and rear gardens, tucked away in a quiet cul-de-sac close to excellent local amenities and Harrogate town centre.

Occupying a pleasant position adjacent to green space, this stylish home offers well-planned accommodation ideally suited to first-time buyers, families and professionals alike.

The welcoming entrance porch leads into a spacious sitting room, beautifully presented with a contemporary media wall and a large front-facing window creating a bright and inviting living space. To the rear, the modern dining kitchen is fitted with a range of wall and base units, integrated appliances and ample space for dining, making it ideal for everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms, including a versatile second bedroom with a useful office or dressing area, perfect for home working. The accommodation is completed by a stylish family bathroom fitted with a modern white suite.

Outside, the property enjoys attractive gardens to both the front and rear. The enclosed rear garden has been designed for ease of maintenance, featuring patio and seating areas ideal for relaxing or entertaining, together with a garden shed. The property also benefits from off-street parking.

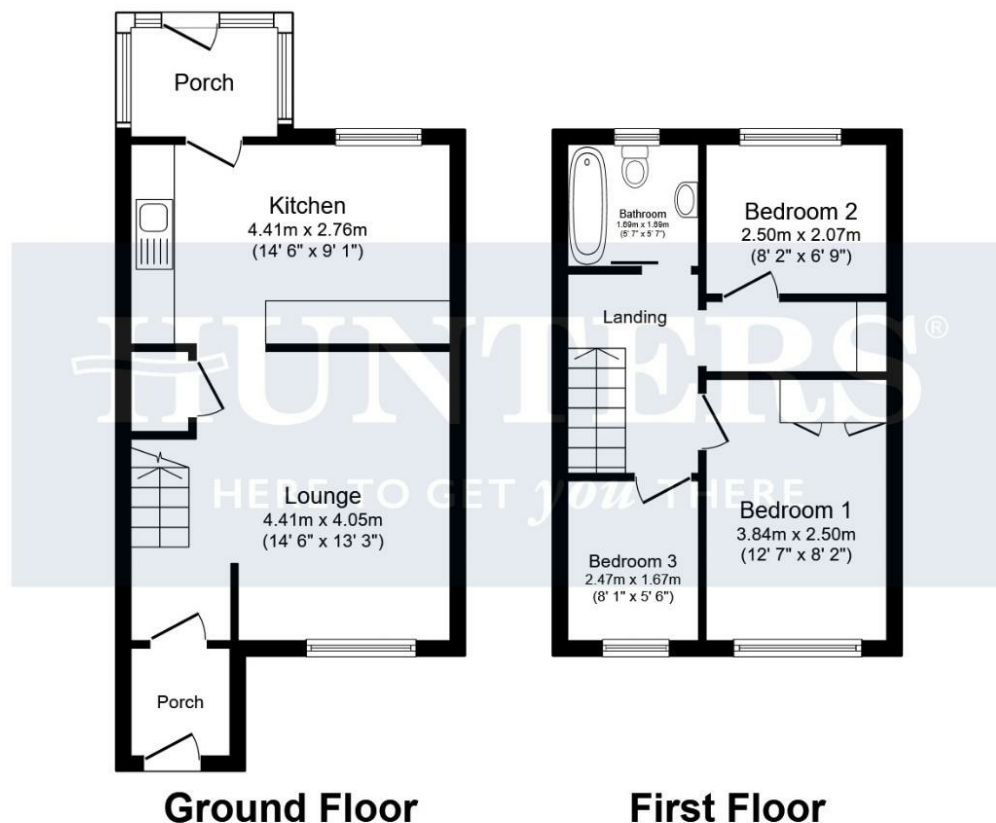
Situated in a sought-after residential location close to schools, shops, transport links and open green spaces, this excellent home offers an ideal blend of comfort, convenience and modern living.

### Accommodation

Entrance porch, spacious living room, modern dining kitchen, three bedrooms, family bathroom, attractive front and rear gardens, garden shed and off-street parking.







Total floor area 60.5 sq.m. (651 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](mailto: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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

## 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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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.

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