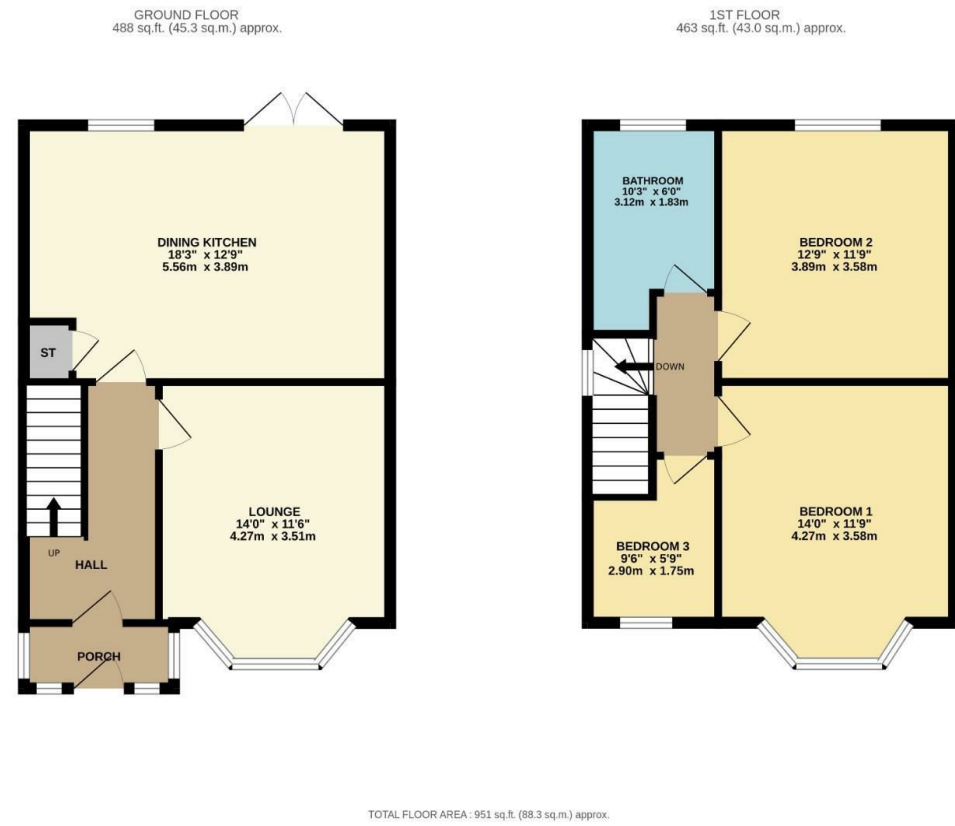
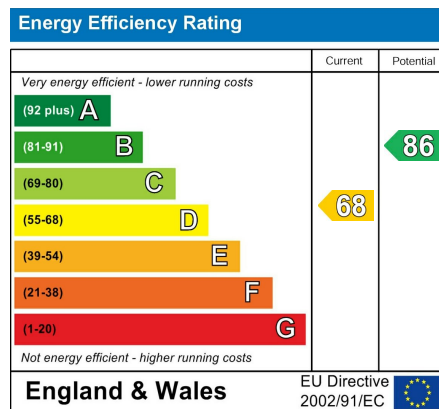


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Cold Bath Road. Passing Western Primary School and turn right into West Cliffe Grove and first left on West Cliffe Terrace. Follow the road round to the right and take the first left onto Heath Grove where the property is found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band C Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers In The Region Of £435,000

5 Heath Grove, Harrogate, HG2 0PX

3 Bedroom House - Semi-Detached

**\*\*VIEWINGS TO COMMENCE FROM 15TH APRIL\*\***

**A rare opportunity to acquire a fantastic three bedroomed semi detached well proportioned living accommodation throughout, great sized garden, off street parking and benefitting from a superb location on a quiet cul de sac just off Cold Bath Road and a wide range of amenities and transport links close by and in Harrogate's town centre. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

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### The Property

With gas fired central heating, double glazing, newly decorated and recarpeted, the living accommodation comprises; entrance porch, entrance hallway with a useful understairs cupboard, bay fronted lounge with feature fireplace, open plan living kitchen with fitted kitchen, open plan dining and living area with double doors leading out into the garden which creates a great entertaining area. The kitchen includes a gas hob, single oven, integrated dishwasher, space for a freestanding fridge freezer and there is plumbing for a washing machine and there is a useful storage cupboard.

On the first floor the landing leads to the Master bedroom with bay window, second double bedroom, third bedroom and a modern house bathroom with separate bath, walk in shower, w/c and hand basin.

### Outside

Outside to the front of the property is a lawn and mature hedges creating privacy and a tarmac driveway which offers off street parking. The drive and then pathway lead to the side and rear of the property where there is a elevated patio area, lawn, mature flower beds and trees including an apple tree and with two good sized shed providing useful storage.

### Surrounding Area

Benefiting from a superb location with a wide range of shops, a bakery, deli's, coffee shops, bars, restaurants all within short walking distance there are also fantastic Primary and Secondary schooling options close by. The famous Valley Gardens are within walk distance as is Harrogate's town centre which also has a wide range of shops, restaurants, bars and great transport links to Leeds, York and London.

