



38 Grantley Drive, Harrogate

£250,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A newly refurbished and beautifully presented two-bedroom semi-detached house offering stylish and well-appointed accommodation together with a driveway, garage and attractive rear garden. The property has undergone a comprehensive programme of improvement, including a newly fitted kitchen and bathroom, new heating system, rewiring, new flooring and redecoration throughout. It is conveniently situated for local shops, schools and everyday amenities, with Harrogate town centre also just a short distance away.

OUTSIDE

A driveway provides off-road parking and leads to a single garage with light and power. To the rear is an attractive enclosed garden comprising a lawn and paved patio, providing a pleasant outdoor sitting and entertaining area.

AGENT'S NOTE

The property has recently undergone a comprehensive programme of refurbishment, including a new kitchen and bathroom, new heating system, rewiring, new flooring and redecoration throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR

An entrance porch leads into a particularly spacious reception room with windows to two elevations, creating a bright and comfortable living space. A particular feature of the property is the newly fitted dining kitchen, which provides space for a dining table and features glazed doors opening directly onto the rear garden. The kitchen is fitted with a stylish range of contemporary wall and base units together with integrated appliances including a hob, oven, fridge / freezer, dishwasher and washing machine.

FIRST FLOOR

There are two good-sized double bedrooms on the first floor. The bathroom has been newly fitted with a modern white suite comprising a WC, washbasin, and bath with shower above. A pull-down ladder provides access to the boarded loft, offering useful additional storage space.





Total Area: 62.0 m² ... 667 ft²

All measurements are approximate and for display purposes only.

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