



4 Larkspur Grove, Harrogate

£300,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A three-bedroom detached home with driveway, garage and attractive garden, situated on a quiet cul-de-sac in this popular and convenient location. Offered for sale with no onward chain, the property provides well-proportioned accommodation and represents an excellent opportunity for a wide range of buyers, including families and those looking to personalise a home to their own taste.

The property is conveniently located close to a range of local amenities and is just a short distance from Harrogate town centre, while also being well placed for access to beautiful open countryside, making it ideal for both town and country living.



GROUND FLOOR

The ground-floor accommodation comprises a spacious reception room with useful downstairs storage, leading through to a separate dining room and adjoining kitchen. The kitchen is fitted with a range of wall and base units with gas hob, oven and breakfast bar. There is also a useful downstairs WC.

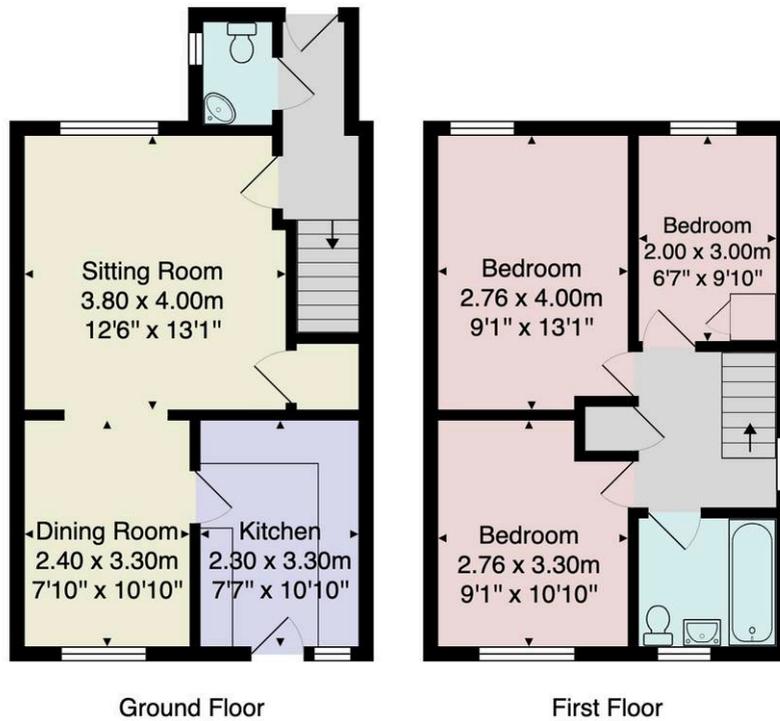
FIRST FLOOR

On the first floor there are three good-sized bedrooms, served by a bathroom fitted with a bath and shower above.

OUTSIDE

A driveway provides off-street parking and leads to a single garage with light and power. To the rear of the property there is an attractive garden laid mainly to lawn with paved sitting areas, providing a pleasant outdoor space.





Total Area: 76.4 m² ... 822 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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