



## 6 Grove Park Lane

Harrogate, HG1 4BS

**NEW PRICE!!!** A modern and well presented two bedroom mid terraced property providing spacious living accommodation set in this popular residential area. The property benefits from two double bedroom, modern kitchen, gas central heating, double glazing and a rear enclosed patio garden. Briefly comprises: Entrance door leading into: Open plan lounge dining room, modern kitchen. To the first floor: Two double bedrooms and large spacious bathroom. Externally: Small planted garden area to the front of the property and a rear enclosed courtyard garden with a rear access gate. **THIS PROPERTY WILL SUIT A WIDE RANGE OF BUYERS.**

**Asking Price £230,000**

# 6 Grove Park Lane

Harrogate, HG1 4BS



- MID TERRACED PROPERTY
- MODERN KITCHEN
- DOUBLE GLAZING + GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- LOUNGE DINING ROOM
- ENCLOSED REAR COURTYARD GARDEN
- SPACIOUS LIVING ACCOMMODATION
- LARGE BATHROOM
- POPULAR RESIDENTIAL AREA

## FRONT DOOR

Double glazed front door leading into Loft access.  
open plan:

## LOUNGE DINING ROOM

21'5" x 13'2" (6.53m x 4.01m)

Feature bay window to front aspect with further double glazed window to rear, feature fire place housing gas fire, radiator and double radiator. laminate wood flooring, stairs leading to first floor, under stairs storage cupboard.

## KITCHEN

14'8" x 5'10" (4.47m x 1.78m)

Modern wall and base units with work top over, sink unit housing stainless steel sink and drainer with swivel mixer tap, four ring electric hob and oven with extractor hood, space and plumbing for washing machine and dishwasher, space for upright fridge freezer, two double glazed windows and double glazed door to rear aspect.

## FIRST FLOOR

### BEDROOM ONE

12'6" x 12'2" (3.81m x 3.71m)

Two double glazed windows to rear aspect, range of fitted wardrobes, double radiator.

### BEDROOM TWO

15'2" x 10'11" (4.62m x 3.33m)

Double glazed window to front aspect, radiator.

## BATHROOM

12'11" x 7'10" (3.94m x 2.39m)

White suite comprising: Panelled bath and taps, low level W.C., pedestal hand wash basin and taps, shower cubicle with electric shower, chrome wall mounted towel rail. double glazed window to rear aspect.

## EXTERNALLY

## FRONT GARDEN

Small planted garden area to the front of the property.

## ENCLOSED REAR COURTYARD

Enclosed rear courtyard garden with brick built BBQ, fenced perimeter and gated access to rear.

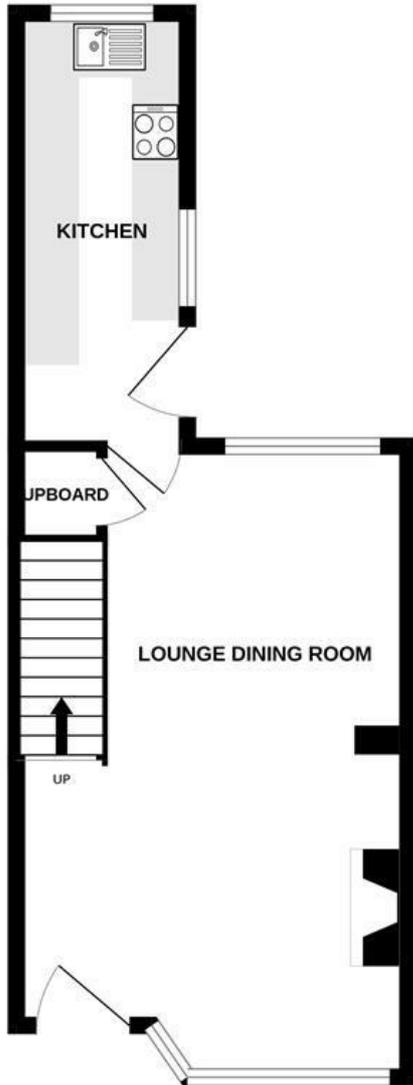
## AGENTS NOTES

On Street Parking.  
Council Tax Band B



# Floor Plan

**GROUND FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.



**1ST FLOOR**  
349 sq.ft. (32.4 sq.m.) approx.



**TOTAL FLOOR AREA : 698 sq.ft. (64.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>			
Highly energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	