

32 OLIVE WALK  
HARROGATE  
HG1 4RJ



NICHOLLS  
TYREMAN



## 32 OLIVE WALK | HARROGATE | HG1 4RJ

A unique opportunity to purchase this semi-detached home situated in a popular residential area of Harrogate and offering purchasers the chance to completely modernise and redesign the home to their taste. The home is being offered with planning permission for an excellent wrap around extension that will transform the property into an exceptional four bedroom house with spacious open plan living coupled with lovely outside space.

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Entrance Hall | Reception Room | Dining Area | Kitchen

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Three Bedrooms | House Bathroom

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Garden | Garage

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Council Tax: C | Energy Rating: D | Tenure: Freehold

# £265,000







The planning documents for the property can be found on the North Yorkshire Planning Portal - Ref. No: HGTZC24/04180/FUL

The property is offered with gas fired central heating and double glazing and now requires full modernisation throughout. The property briefly comprises; entrance hall with stairs leading to the first floor, open living/dining room with sliding doors out to the garden and a galley kitchen with rear porch. The first floor comprises two double bedrooms and a single room along with a house bathroom.





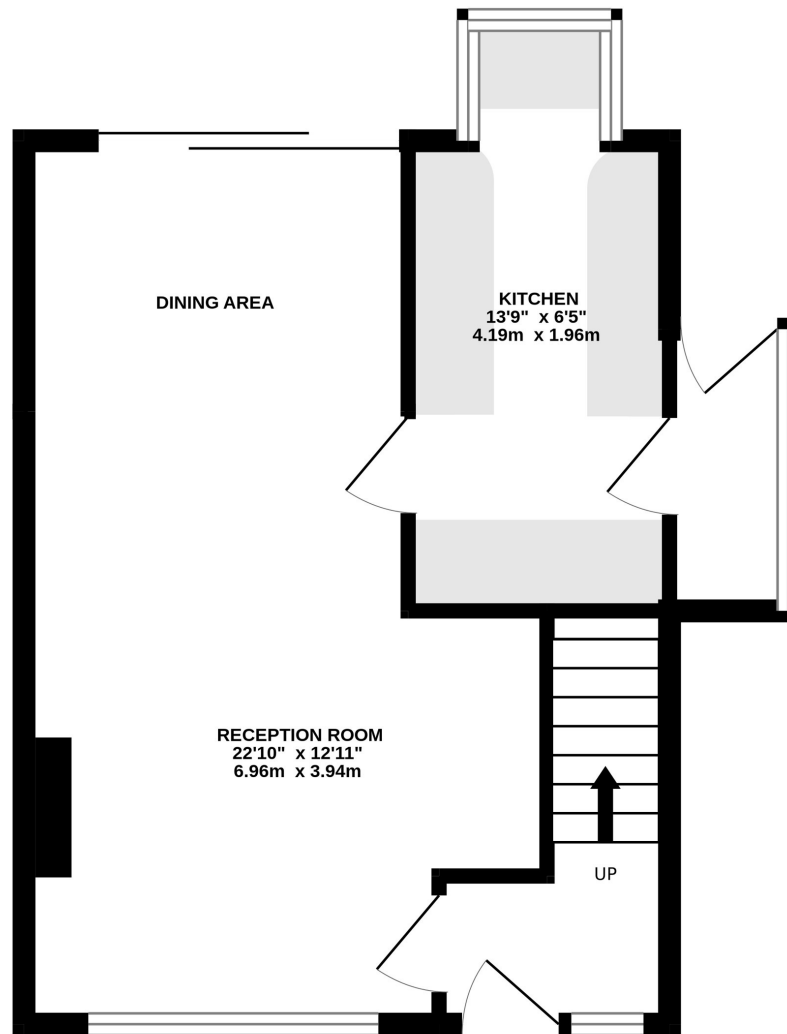
## OUTSIDE

Externally the property sits on a fantastic plot which offers plenty of space at the front, side and rear.

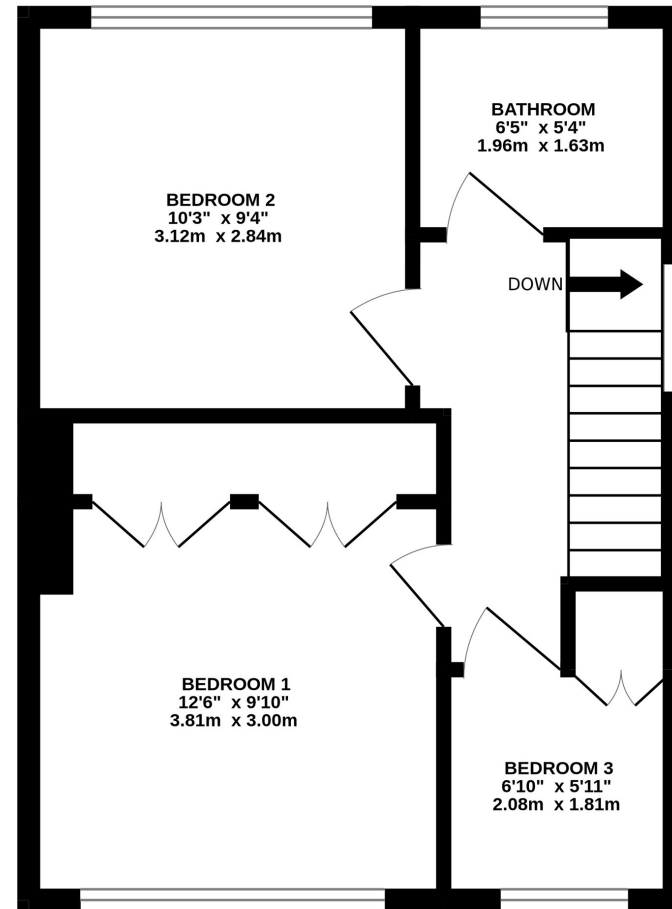
There is a driveway at the front and gravelled garden area, car port to the side leading to single garage. To the rear is a spacious garden with patio and lawned area offering potential for the planned extensions and other additions to the garden.



GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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