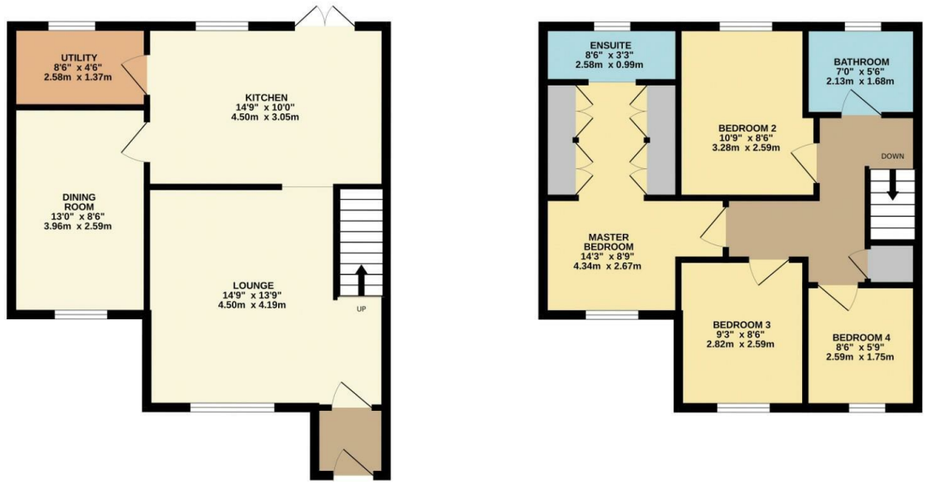
Floor Plan

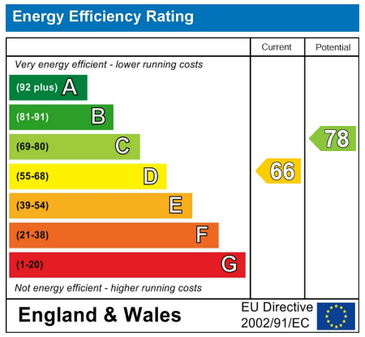
GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate on Ripon Road. At the lights turn left onto Jennyfields Drive. Follow the road round to the right passing David Lloyd's and take the next left onto Hartwith Drive, then turn left into Norwood Grove. Take the first left into a cul-de-sac and the property is at the end 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.



£355,000

19 Norwood Grove, Harrogate, HG3 2XL

4 Bedroom House - Semi-Detached

A very well presented four bedroom extended semi detached house offering spacious and flexible living accommodation throughout situated on a quiet cul-de-sac on the outskirts of Harrogate town centre. NO ONWARD CHAIN.





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

Description

The Property

With gas fired central heating and double glazing the living accommodation comprises; entrance porch which then opening into the spacious lounge with a useful understairs storage cupboard, breakfast kitchen with plumbing for dishwasher, space for an American fridge freezer, single oven, gas hob and with double doors leading out onto a south facing patio creating a great barbecue and entertaining space, dining room or second reception room and there is a separate utility room with space for a washing machine and tumble dryer.

On the first floor the landing lead to the master bedroom suite which has the bedroom a dressing area with fitted wardrobes and an ensuite shower room with walk-in shower, w/c and hand basin. There are two further double bedrooms and a good size fourth bedroom with a modern fitted house bathroom with shower over the bath, w/c and hand basin.

Outside

Located in a quiet cul-de-sac outside the property is a driveway offering off street parking for multiple vehicles which is also covered by a oak framed carport with a useful storage area in the roof space which has also been a den and play area for children. There is a path that runs on the side of the property which leads to a useful storage area in the void underneath the house. To the rear the south facing garden has a lawn, patio and there is a nice water feature creating a pleasant seating and entertaining space while overlooking woodland and David Lloyd tennis courts.

Surrounding Area

Benefiting from a good location in Jennyfields with a wide range of amenities close by and a regular bus service into Harrogate's town centre where there are further amenities including bars, restaurants, variety of shops and great transport links to Leeds, York and London Kings Cross via the train and a regular bus services to Harrogate's surrounding areas.

















