



34 Grosvenor Road, Harrogate

Offers Over £350,000



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#DARINGTOBEDIFFERENT



A beautifully presented three bedroom semi-detached house, occupying a particularly generous plot and offering stylish, high-quality accommodation throughout. The property has undergone a comprehensive back-to-brick renovation by the current owners in the last four years to include new electrical wiring and heating system and now reveals superbly appointed living space together with an extensive garden and driveway parking.

The property occupies a convenient and popular position, well served by local amenities, just a short distance from Harrogate town centre and on the edge of beautiful open countryside.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR

A spacious reception hall welcomes you into the property and leads through to the principal living accommodation. The sitting room is a bright and attractive reception space with bay window and wood-burning stove, opening through to the stunning dining kitchen. A particular feature of the property is the superb open plan dining kitchen, providing an excellent entertaining and family space with glazed doors leading directly onto the garden. The kitchen is fitted with a stylish range of units with oak worktops and breakfast bar. Integrated appliances include an induction hob, oven, microwave, drinks fridge, dishwasher, washing machine and fridge freezer.

FIRST FLOOR

On the first floor there are three good sized bedrooms. The modern bathroom is fitted with a contemporary suite comprising WC, washbasin, bath and separate shower, complemented by tiled walls and floor. A pull-down ladder provides access to a boarded loft space, offering useful additional storage.

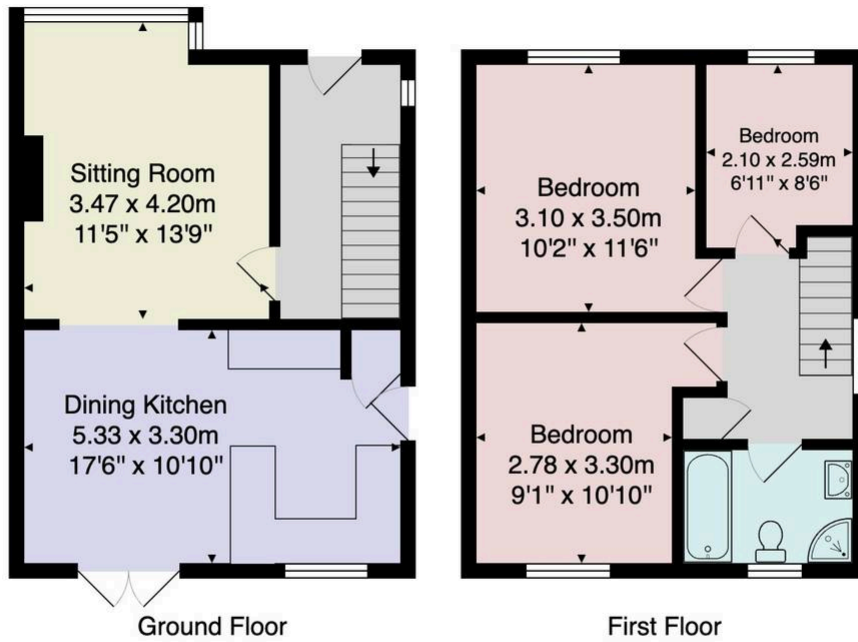
OUTSIDE

A particular feature of the property is the very generous plot. The rear garden includes extensive lawned areas, paved seating terraces and planted borders, creating an excellent outdoor entertaining space. Driveway parking is accessed via double wooden gates.

AGENT'S NOTE

The property occupies a large plot and there is huge potential to further develop and extend the house subject to obtaining the necessary permissions.





Total Area: 76.7 m² ... 825 ft²

All measurements are approximate and for display purposes only.

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