



**10 Spring Grove
Harrogate**

£795,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A beautifully presented stone built substantial semi-detached property located in the very heart of the Harrogate town centre.

The property has the benefit of double glazing and has extremely well planned and versatile accommodation. With larger than average rooms, private courtyard, raised balcony from the kitchen and woodland area to the rear. With the added benefit of off-street parking.

An internal inspection is highly recommended to appreciate the vast amounts of charm and character, original features that the property offers. The accommodation in brief comprises: to the ground floor is an extremely well appointed fitted kitchen, snug, living room and cloakroom/wc.

The first floor has two double bedrooms, shower room and house bathroom. To the second floor are three further double bedrooms and shower room. The lower ground floor is ideal for a variety of uses and currently has an office, utility room and two store rooms.

To the front of the property is a small gravelled forecourt area with side block paving shared driveway leading to the rear of the property. At the rear is an enclosed courtyard garden with timber boundary fencing, timber garden shed, astroturf and flagged patio with covered area from the balcony and access to the lower ground floor. The property benefits from off-street parking for two cars with gate and steps leading to a large area of woodland to the rear.

5 Bedrooms

2 Reception Room

3 Bathroom

Your text typed here

DIRECTIONS - HG1 2HS

COUNCIL TAX

The property has been placed in band .

TENURE

The tenure of the property is Freehold



EPC RATING:

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles