



## Laburnum Grove, Harrogate, HG1 4EH

- NO ONWARD CHAIN
- Three well-proportioned bedrooms including two doubles
- Patio doors from the lounge out into the garden
- Driveway with parking for multiple vehicles
- Early viewing highly recommended
- Semi-detached family home located on Laburnum Grove
- Two spacious inviting reception rooms
- Kitchen with easy access to the dining space
- Conveniently located near public transport links and local amenities
- Council Tax Band C

**Guide Price £310,000**



# Laburnum Grove, Harrogate, HG1 4EH

## DESCRIPTION

NO ONWARD CHAIN. Located on Laburnum Grove, this semi-detached house presents an ideal family home. With three well-proportioned bedrooms, including two spacious double rooms and a cosy single, this property offers ample space for family living. The layout features two inviting reception rooms, providing a separate lounge and dining area, perfect for both relaxation and entertaining.

The kitchen is conveniently located, allowing for easy access to the dining space and the private rear garden. The garden is a true gem, complete with a lovely patio area that is perfect for garden furniture, making it an excellent spot for outdoor gatherings or quiet evenings. The patio doors from both the lounge and kitchen seamlessly connect the indoor and outdoor spaces, enhancing the flow of the home.

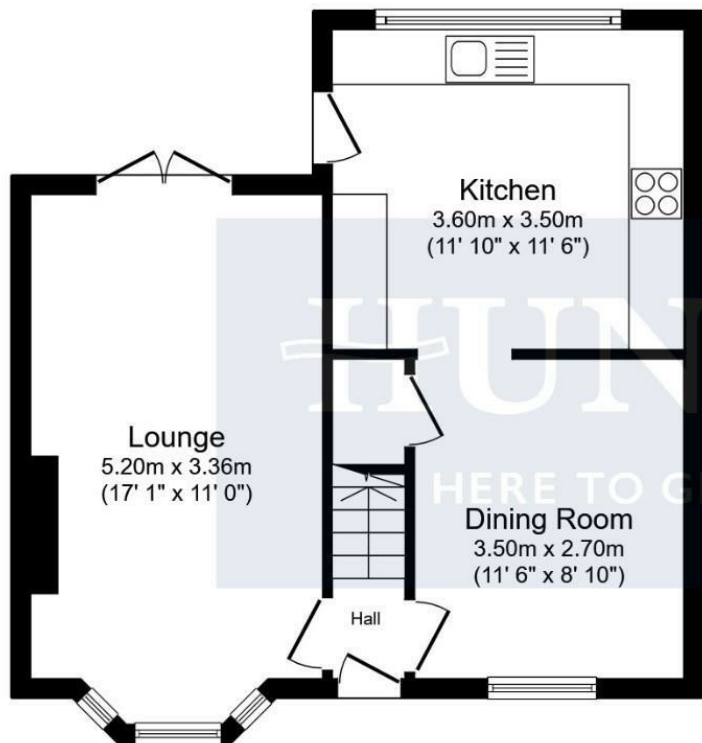
This property also benefits from a driveway with space for multiple vehicles, ensuring convenience for the family. The property is ideally situated near public transport links and local amenities, making daily errands and commutes straightforward.

EPC  
Energy rating D  
This property produces 3.9 tonnes of CO2

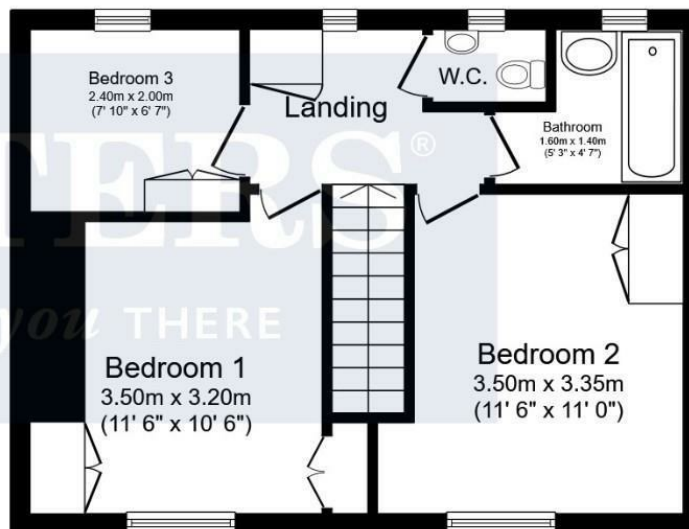
Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: C







**Ground Floor**



**First Floor**

Total floor area 83.5 sq.m. (899 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

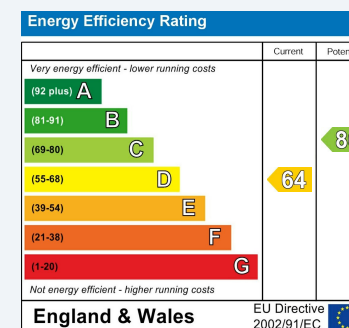
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

