



## Grove Road, Harrogate, HG1 5EW

- NO ONWARD CHAIN
- Six double bedrooms over four floors
- Spacious and versatile accommodation
- Enclosed south-facing garden
- Prime location close to amenities
- Rare central Harrogate semi-detached home
- Full of original character features
- Lower ground floor with conversion potential (STPP)
- Driveway and attractive front garden
- Council Tax Band E

**Guide Price £780,000**



# Grove Road, Harrogate, HG1 5EW

## DESCRIPTION

NO ONWARD CHAIN. A rare opportunity to acquire this magnificent stone-built semi-detached property, ideally positioned in the heart of Harrogate town centre and within easy walking distance of its excellent amenities.

This impressive home retains a wealth of original features and character throughout, including stunning stained glass windows, an elegant staircase, original fireplaces and internal doors.

An internal inspection is essential to fully appreciate the generous and versatile accommodation, arranged over four floors. The property also benefits from central heating and an enclosed, south-facing garden to the rear.

The accommodation briefly comprises: covered porch leading to an entrance vestibule, a grand reception hall with an impressive staircase, a spacious bay-fronted living room, dining room, morning room, cloakroom, kitchen and utility room.

To the lower ground floor are three useful store rooms and a substantial sub-floor area offering excellent potential for further development, subject to the necessary consents.

To the first floor are three large double bedrooms, a small en-suite shower room, house bathroom and a separate WC.

To the second floor are three further well-proportioned double bedrooms and a second house bathroom.

Outside, the property is approached via a good-sized block-paved driveway, complemented by beautifully maintained gardens featuring flowering borders, mature shrubs, specimen trees and established planting.

A side pathway leads to the rear, where there is an enclosed, south-facing courtyard garden, predominantly laid to lawn with well-stocked borders, stone boundary walls and a gated access to the rear service road.



## EPC

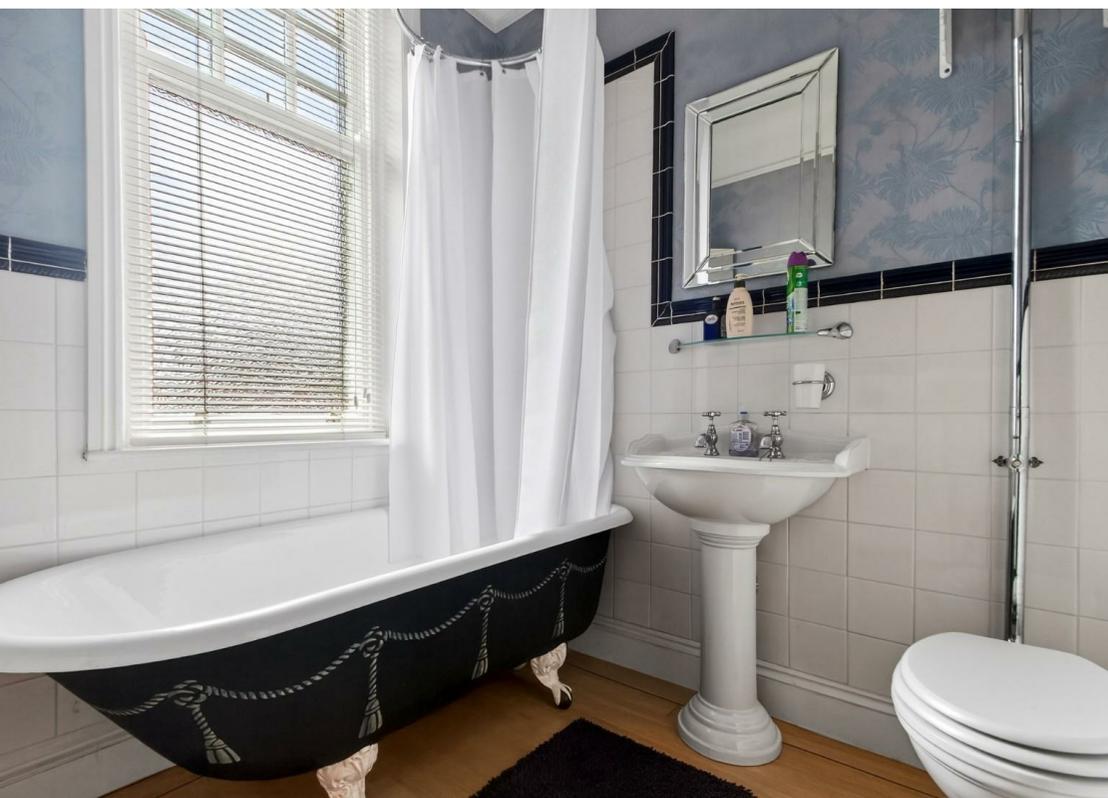
Energy Rating F

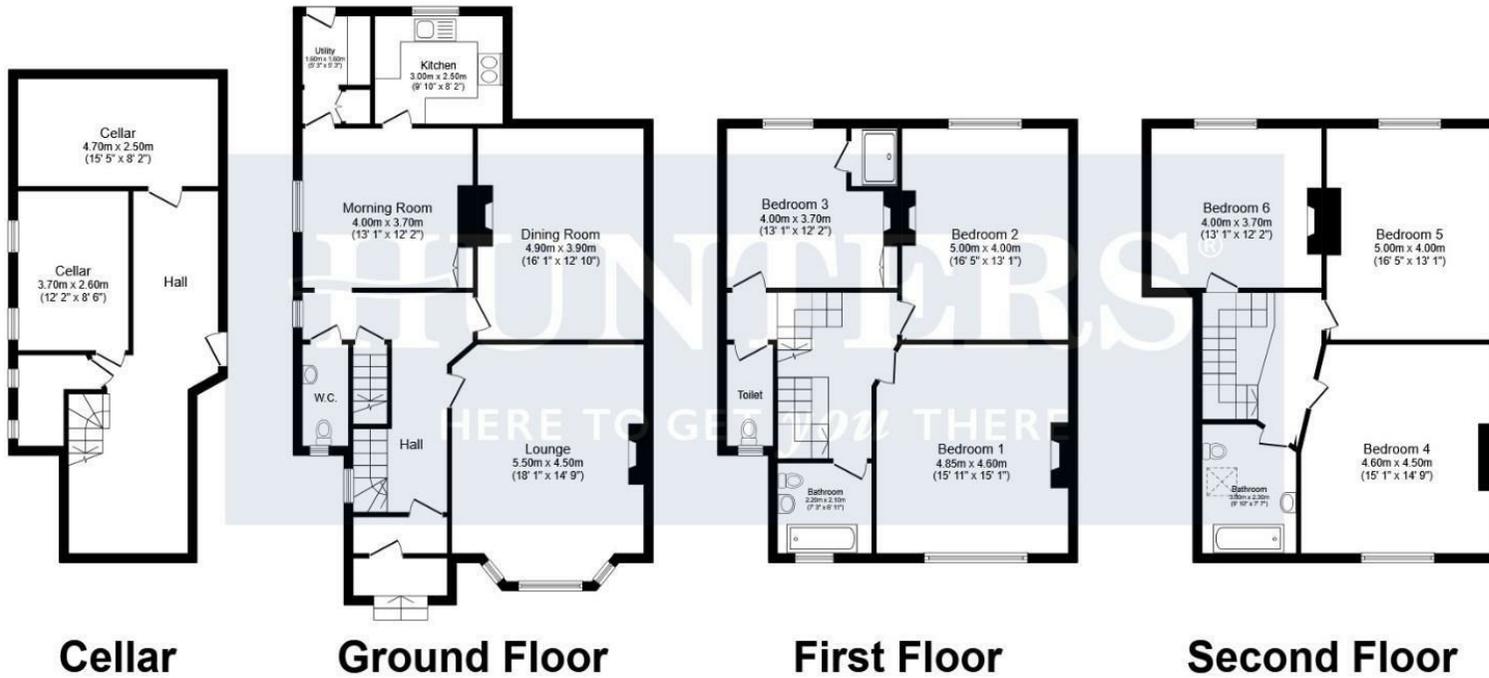
This property produces 10.0 tonnes of CO<sub>2</sub>

## Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: E





**Cellar**

**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 285.1 sq.m. (3,069 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**

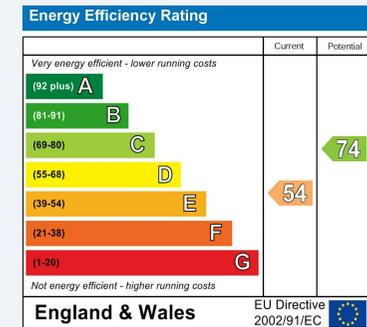
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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.

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