



The Cottage Grove Road, Harrogate HG1 5EP

welcome to

The Cottage Grove Road, Harrogate

- No Onward Chain
- Detached Character Property
- One Bedroom
- Please note - this property is SOLD AS SEEN
- a unique purchase opportunity

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£170,000

Ground Floor Entrance Hall

With a front facing composite door, double glazed window, radiator, under stairs storage cupboard, staircase to the first floor and doors to the shower room and kitchen/lounge/diner.

Lounge/Diner/Kitchen

16' 6" max x 11' 3" max (5.03m max x 3.43m max)

An open plan room fitted with a range of modern wall and base units, inset sink and drainer unit, hob and over with extractor over, integrated dishwasher and fridge/freezer, ceiling coving, spotlights, tiled splash backs and three front facing double glazed sash windows.

Shower Room

6' 6" max x 6' 2" max (1.98m max x 1.88m max)

A modern open plan shower/wet room fitted with a shower, W.C., wash basin, tiled walls and floor, extractor, inset spotlights and rear facing double glazed window.

First Floor Bedroom

11' 6" x 11' 4" (3.51m x 3.45m)

a good sized bedroom with ample eaves storage cupboards to both sides one of which houses the boiler, Front facing double glazed window and side facing Velux window providing ample

natural light.

Information:

PLEASE NOTE THE PROPERTY IS SOLD AS SEEN - APPLIANCES AND SERVICES HAVE NOT AND WILL NOT BE TESTED.



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Property Ref:

HRG107753 - 0005

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