



**Norwood Grove, Harrogate HG3 2XL**

**welcome to**

## **Norwood Grove, Harrogate**

FABULOUS, EXTENDED FOUR bedroom SEMI DETACHED, NO ONWARD CHAIN, LIVING ROOM, KITCHEN, UTILITY ROOM, DINING ROOM, ENSUITE and FITTED WARDROBES to master bed and HOUSE BATHROOM. DRIVEWAY to the front, LAWNED AREA and and ENCLOSED LAWNED GARDEN to the rear.

### **Entrance Porch**

Door to the front and door leading into the living room.

### **Living Room**

Double glazed window to the front, stairs leading to the first floor landing with understairs storage cupboard, gas central heating radiator, spotlights, open access through to the kitchen.

### **Kitchen**

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, part tiled walls, integrated oven and hob, fitted extractor fan, space for a dishwasher and fridge freezer, tiled floor, spot lights, gas central heating radiator, double glazed window, double glazed patio doors leading out to the rear garden. Door leading to the dining room and utility room.

### **Utility Room**

Base units with work surfaces over, space for a washing machine and tumble dryer, cupboards and drawers, double glazed window to the rear, gas central heating radiator, spotlights.

### **Dining Room**

Double glazed window to the front, gas central heating radiator.

### **First Floor Landing**

Airing cupboard, loft access. Access to all four bedrooms and the house bathroom.

### **Bedroom One**

Double glazed window to the front, gas central heating radiator, panelled wall, two fitted wardrobes and access into the ensuite.

### **Ensuite**

Double shower cubicle, low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail, extractor fan, tiled floor, hand towel rail, double glazed window to the rear.

### **Bedroom Two**

Double glazed window to the rear , gas central heating radiator.

### **Bedroom Three**

Double glazed window to the front, gas central heating radiator.

### **Bedroom Four**

Double glazed window to the front, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of a P-shaped bath with shower over, low level flush WC, wash hand basin, chrome heated towel rail, tiled walls and floor, double glazed window to the rear.

### **Exterior**

Driveway to the front, lawned area and storage space in the carport eaves, pathway leading to the front door. To the rear is an enclosed lawned garden with paved patio areas and having fence boundaries. There is also additional storage space under the house.





***view this property online*** [williamhbrown.co.uk/Property/HRG107688](http://williamhbrown.co.uk/Property/HRG107688)



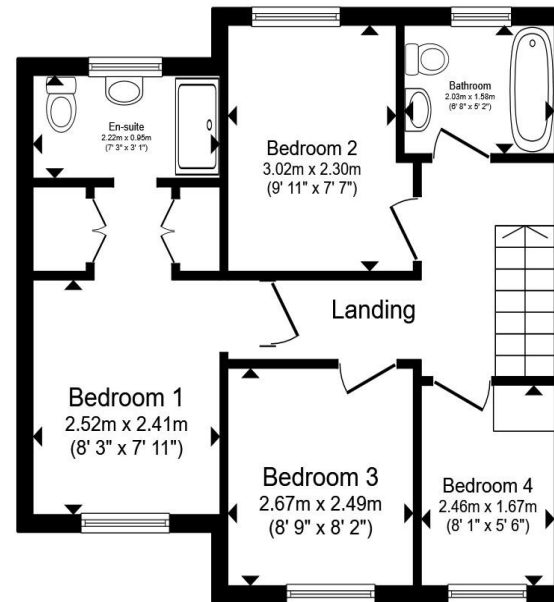
welcome to

## Norwood Grove, Harrogate

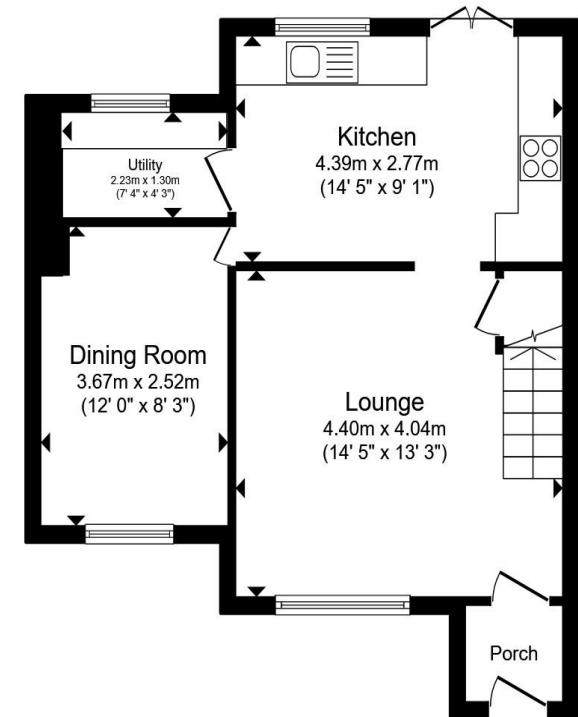
- Four bedroom semi detached family home
- No onward chain
- Two reception rooms
- Ensuite to master bedroom
- Lawned and paved garden to the rear

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

**£355,000**



**First Floor**



**Ground Floor**

Total floor area 89.5 m<sup>2</sup> (963 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 [www.propertybox.io](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/HRG107688](http://williamhbrown.co.uk/Property/HRG107688)



Property Ref:  
HRG107688 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

 **william h brown**



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**