

Coronation Grove,Harrogate HG2 8BU

william h brown

welcome to

Coronation Grove, Harrogate

PERFECT FTB/INVESTMENT OPPORTUNITY, TWO BEDROOM MID THROUGH TERRACE, NO ONWARD CHAIN, SEPARATE LOUNGE, FITTED KITCHEN, MODERN HOUSE BATHROOM, ENCLOSED PAVED GARDENS to front and rear.













Lounge
Composite door and double glazed window to the front, gas central heating radiator, electric fire, door leading to inner hall.

Inner Hall
Stairs leading to the first floor landing.

Kitchen
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, washing machine, fitted oven and hob, extractor fan, integrated fridge freezer, useful breakfast bar, gas central heating radiator, two double glazed windows and door to the rear.

First Floor Landing
Loft access.

Bedroom One
Two double glazed windows to the front, gas central heating radiator, spot lights and two fitted wardrobes.

Bedroom Two
Double glazed window to the rear, gas central heating radiator, fitted wardrobe.

House Bathroom
A modern fitted three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin with vanity unit, chrome heated towel rail, double glazed window to the rear.

Exterior
Enclosed paved garden to the front with gated access and to the rear is a further paved garden with fence boundaries.

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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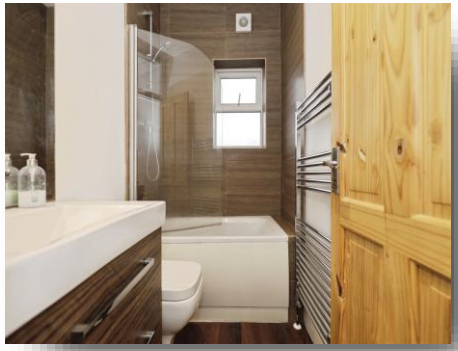
Coronation Grove, Harrogate

- Two bedroom through mid terrace
- No onward chain
- Perfect FTB/investment opportunity
- Modern fitted kitchen and bathroom
- Paved gardens to front and rear

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

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG107584

The Property Ombudsman

Property Ref:
HRG107584 - 0002

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.

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