



2 Coronation Grove, Harrogate

£375,000



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#DARINGTOBEDIFFERENT



A substantial and beautifully presented three bedroom end-of-terrace property, occupying a desirable position on the south side of Harrogate and offering exceptionally spacious accommodation throughout. This attractive double-fronted home has recently undergone a comprehensive back-to-brick renovation and now reveals stylish, high-quality interiors perfectly suited to modern living. The generous accommodation extends to two spacious reception rooms together with a stunning contemporary kitchen featuring a central island, integrated appliances and glazed doors opening onto the rear courtyard garden. Upstairs there are three double bedrooms, including a principal bedroom with en suite shower room, together with a beautifully appointed house bathroom. The property occupies a highly convenient South Harrogate location, well served by a range of excellent local amenities including Hornbeam Park railway station, highly regarded primary and secondary schools and a parade of shops along Leeds Road, including Marks & Spencer Food Hall. Harrogate town centre is also within easy reach.

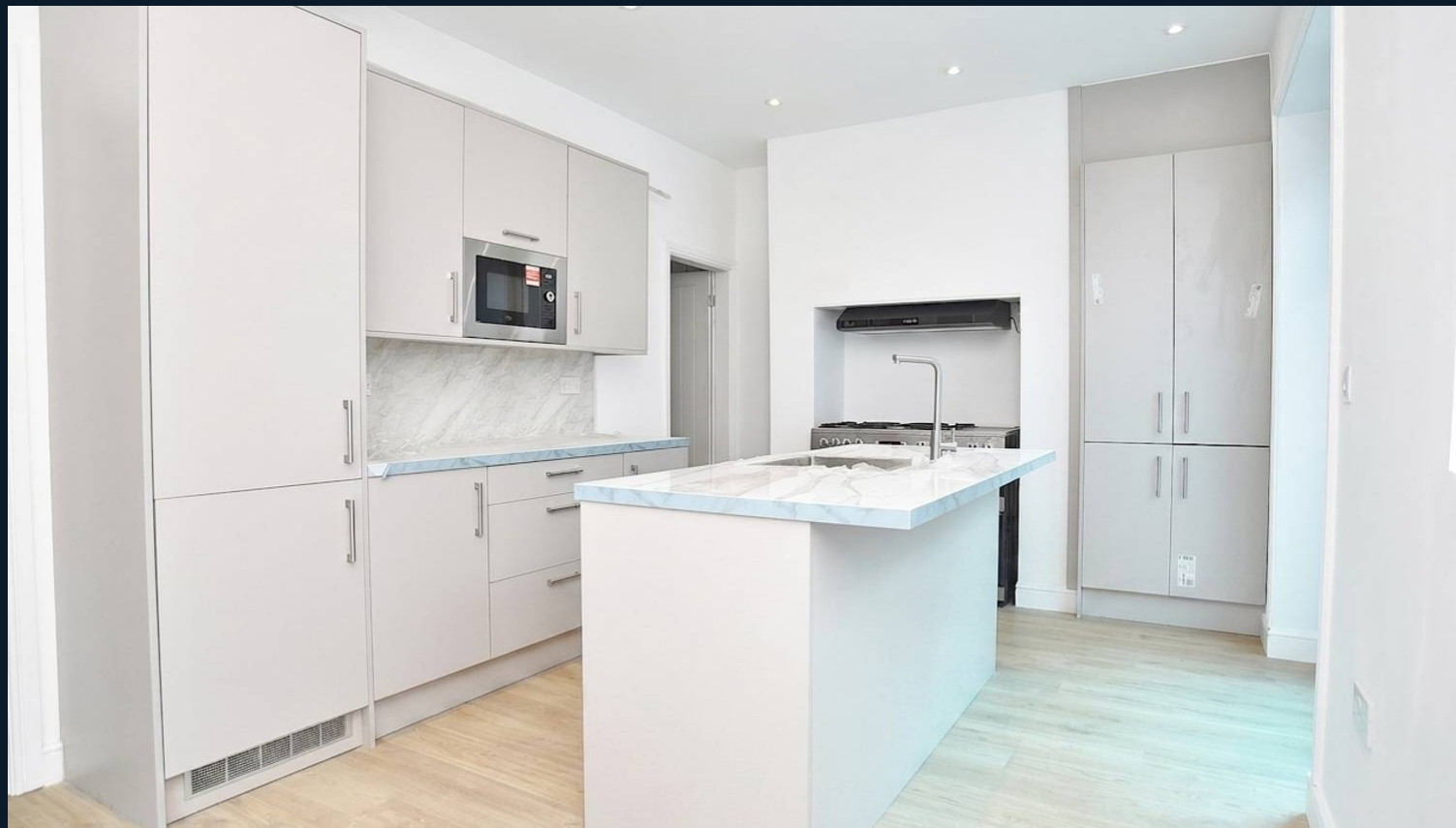
OUTSIDE

To the front of the property there is an attractive forecourt garden. To the rear there is an enclosed courtyard garden providing an excellent outdoor sitting and entertaining space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

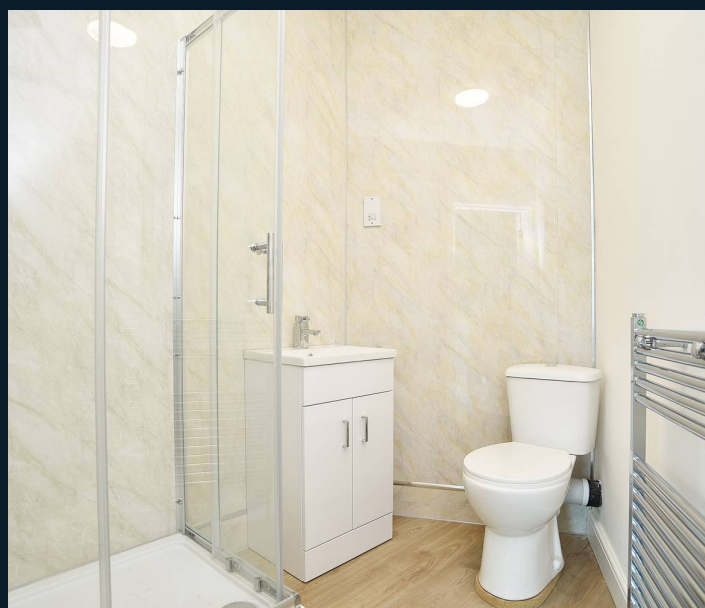
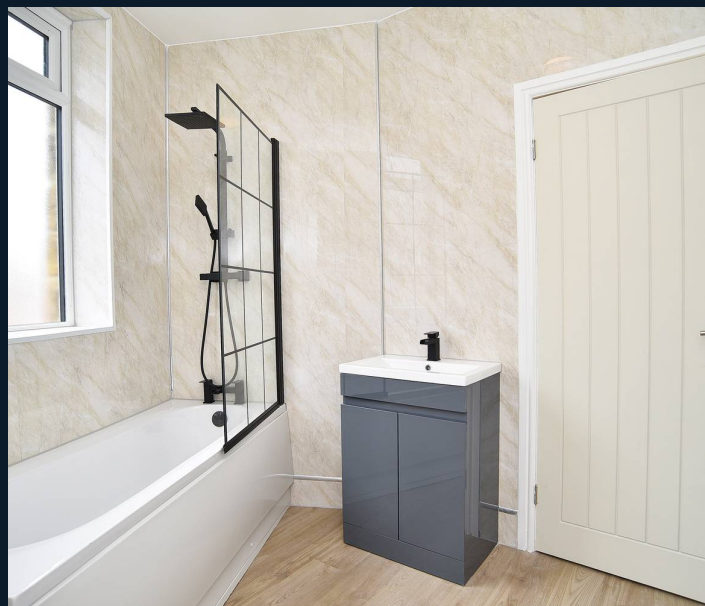


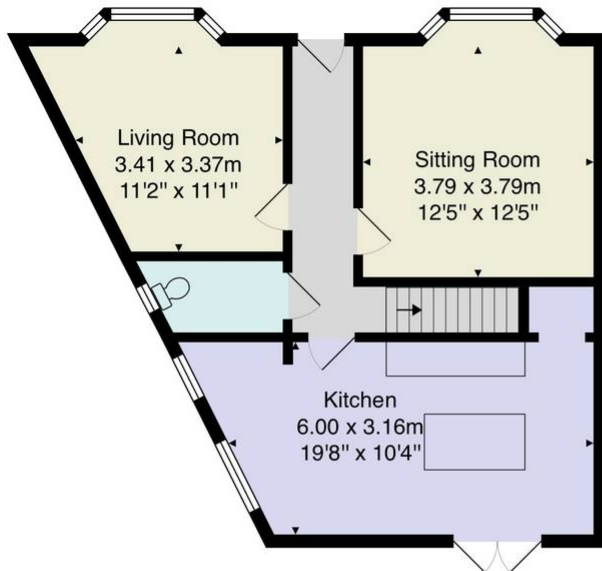
GROUND FLOOR

The ground floor offers generous and flexible living accommodation, including two large reception rooms with windows to the front elevation, providing excellent space for sitting, dining or home working. There is also a useful downstairs WC. A particular feature of the property is the stunning modern kitchen, fitted with a stylish range of wall and base units with worktops and central island. Integrated appliances are complemented by a range cooker, creating an impressive entertaining and family space. Glazed doors lead directly onto the rear courtyard garden.

FIRST FLOOR

There are three good-sized double bedrooms on the first floor. The principal bedroom benefits from a modern en suite shower room. The accommodation is served by a contemporary house bathroom comprising WC, washbasin and bath with shower above.





Ground Floor



First Floor

Total Area: 118.9 m² ... 1280 ft²

All measurements are approximate and for display purposes only.

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