



## 4 Heath Grove, Harrogate

£600,000

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A stunning and most individual four-bedroom semi-detached home which has been skilfully remodelled and extended to now offer generous and flexible living accommodation arranged over three levels.

This super family home is located to the south side of Harrogate, just off the ever-popular Cold Bath Road, only a short distance from excellent schooling, shops and Harrogate town centre. An internal viewing is essential to appreciate the overall style and quality of this exceptional home.

Heath Grove is a quiet residential street convenient for the nearby amenities on Cold Bath Road including a parade of shops, as well as being within easy walking distance of the Valley Gardens, the Stray, Harrogate town centre and popular schools including Western Primary School and Harrogate Grammar School.





The ground floor welcomes you with an inviting entrance hallway featuring a useful storage cupboard and downstairs WC. To the front of the property is a bright and elegant sitting room with a charming bay window fitted with stylish wooden shutters. To the rear, a generous dining room flows seamlessly into the contemporary kitchen, which boasts an excellent range of fitted units, integrated appliances, a central island with seating, and impressive bi-fold doors opening onto the rear garden. A cleverly designed utility area is conveniently positioned just off the kitchen.

The first floor offers two spacious double bedrooms, one of which benefits from built-in wardrobes, alongside a well-appointed family bathroom. A further single bedroom provides the perfect space for a home office, or nursery.

Occupying the second floor is an additional generous double bedroom complete with the convenience of a separate WC.

Externally, the property offers a driveway providing off-street parking for two vehicles to the front, while the enclosed rear garden is mainly laid to lawn with paved seating areas, creating an ideal space for relaxing and outdoor entertaining.

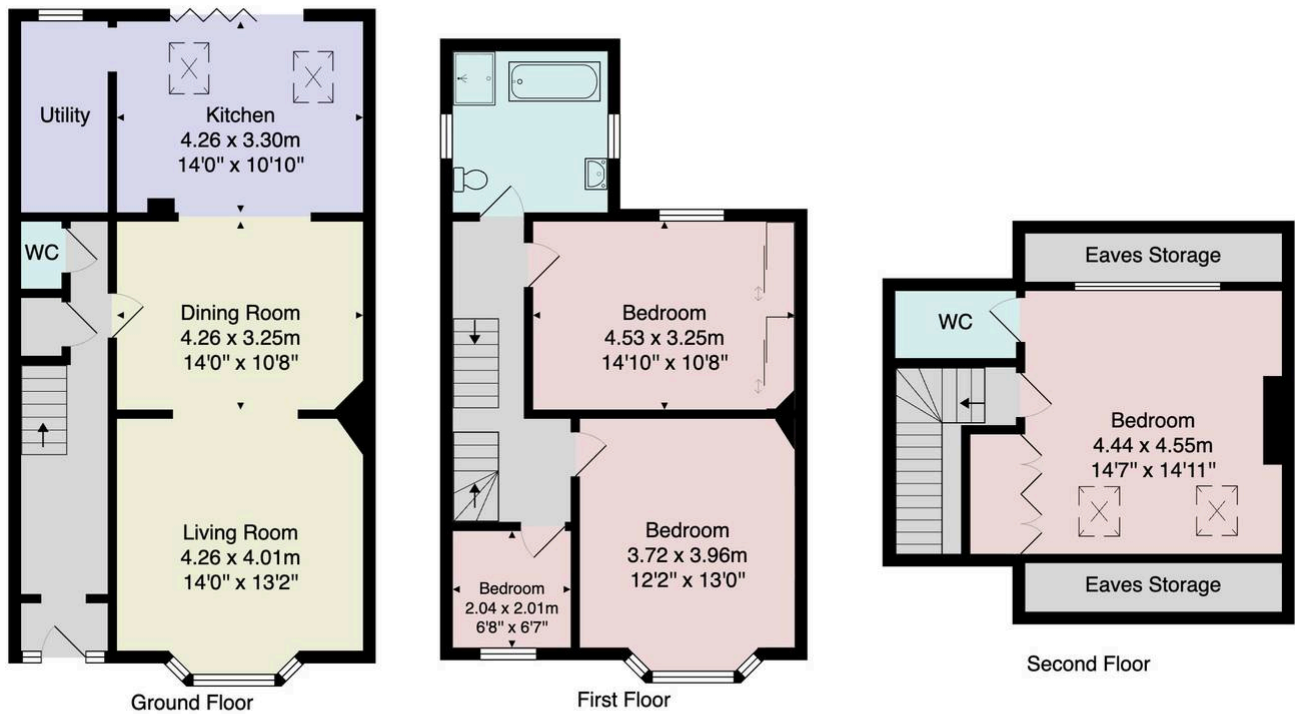
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Total Area: 156.6 m<sup>2</sup> ... 1686 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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