



3 Grove Park Walk, Harrogate

£275,000 Guide Price



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A charming two-bedroom stone-built period terrace house situated in a highly sought-after residential location, conveniently positioned within easy reach of Harrogate town centre, excellent transport links and a wide range of local amenities.

This attractive home offers a wonderful blend of period character and modern practicality, featuring elegant bay-fronted reception rooms, high ceilings, decorative coving and beautifully proportioned accommodation throughout. Externally, the property benefits from attractive forecourt gardens and a private enclosed rear courtyard garden, providing excellent outdoor space for relaxation and entertaining.

Outside, the property enjoys an attractive enclosed forecourt garden which enhances the property's excellent kerb appeal. To the rear is a private enclosed courtyard garden with paved seating areas and a useful timber garden store, creating an ideal environment for outdoor dining and entertaining.

Offering a superb combination of character, space and convenience in one of Harrogate's most desirable residential areas, this delightful period home is sure to appeal to a wide range of purchasers including professionals, downsizers and first-time buyers alike.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

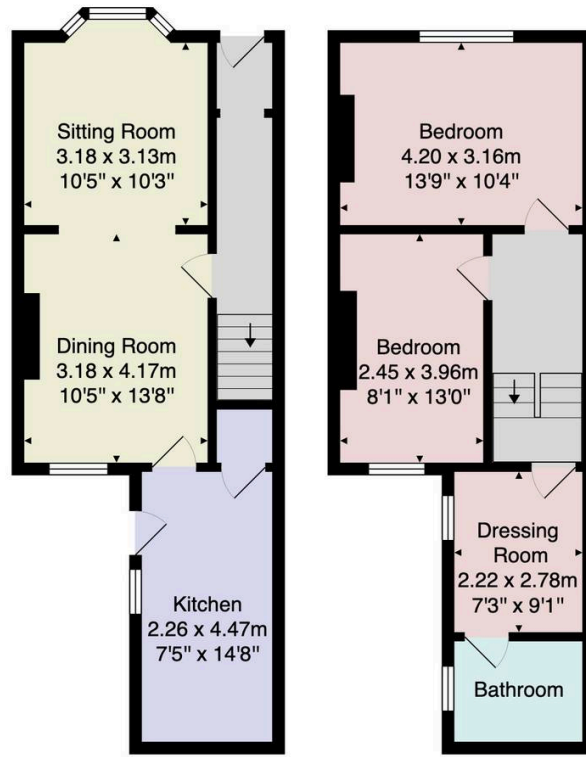


The accommodation opens into an entrance hallway leading to a bright bay-fronted sitting room, flooded with natural light from the large bay window fitted with plantation shutters. The room enjoys high ceilings, decorative coving and an attractive feature fireplace, creating a welcoming living space.

Beyond lies a spacious dining room, ideal for both everyday living and entertaining, offering generous proportions and continuing the period charm found throughout the property. To the rear is a well-appointed breakfast kitchen fitted with a range of contemporary wall and base units, complementary work surfaces and integrated cooking appliances, together with useful understairs storage and direct access to the rear garden.

To the first floor are two well-proportioned double bedrooms. The principal bedroom enjoys a pleasant front aspect through the bay window and benefits from fitted shutters, whilst the second double bedroom overlooks the rear garden. The house bathroom is fitted with a white suite comprising bath with shower over, wash basin and WC. In addition, there is a versatile dressing room/home office providing valuable ancillary space, ideal for remote working, hobbies or use as a walk-in wardrobe.





Ground Floor

First Floor

Total Area: 84.1 m² ... 905 ft²

All measurements are approximate and for display purposes only.

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