



Willow Grove, Harrogate, HG1 4HP

- Ideal opportunity for first-time buyers or property investors
- Welcoming entrance porch leading into the main living space
- Useful under-stair storage for added convenience
- Gated rear access providing off-street parking
- Excellent access to public transport and commuter links
- Two generously sized double bedrooms
- Well-appointed kitchen with practical layout for everyday living
- Private courtyard ideal for outdoor seating or entertaining
- Close to local shops, amenities, and everyday essentials
- Council Tax Band A

Guide Price £220,000



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DESCRIPTION

Located on Willow Grove, this mid terrace house presents an excellent opportunity for first-time buyers and savvy investors alike. The property features two spacious double bedrooms, providing ample room for relaxation and rest. Upon entering, you are welcomed by a quaint porch that leads into a comfortable lounge, perfect for unwinding after a long day.

The well-appointed kitchen is conveniently situated just off the lounge, making it ideal for both cooking and entertaining. A notable feature of this home is the under-stair storage, which offers practical solutions for keeping your living space tidy and organised. From the kitchen, you can access a private courtyard, an inviting outdoor space that is perfect for enjoying a morning coffee or hosting small gatherings.

Additionally, the courtyard includes gates that can be opened to provide a parking space for one car, a valuable asset in this sought-after location. The property is ideally situated close to local amenities and public transport links, ensuring that you have everything you need within easy reach.

This house in Willow Grove is not just a home; it is a wonderful opportunity to embrace a lifestyle in one of Harrogate's most desirable areas. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this charming residence is sure to meet your needs.

EPC

Energy rating D

This property produces 2.3 tonnes of CO2

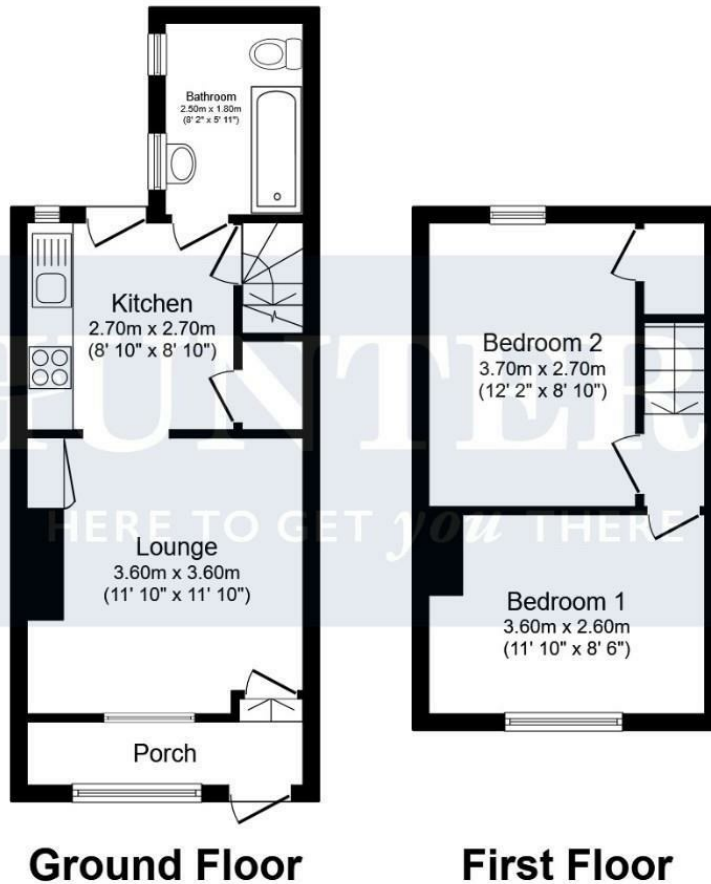
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: A







Total floor area 54.1 sq.m. (582 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 propertybox.io



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

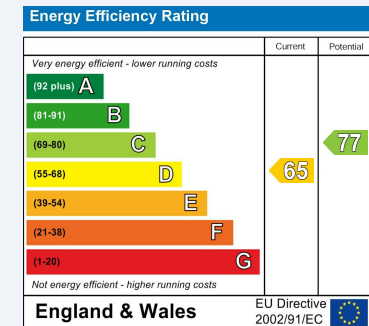
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

