



## Halton Gill Grove, Harrogate, HG3 2YS

- Located in a quiet cul-de-sac on Halton Gill Grove
- Ideal for families and professionals
- Convenient downstairs WC for added practicality
- Driveway parking available for two vehicles
- Early viewing highly recommended
- Charming three-bedroom semi-detached house
- Well-proportioned living spaces throughout
- Generous private back garden, ideal for outdoor activities
- Excellent access to public transport links for easy commuting
- Council Tax Band C

**Guide Price £300,000**



# Halton Gill Grove, Harrogate, HG3 2YS

## DESCRIPTION

Located in the cul de sac on Halton Gill Grove, this charming three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts well-proportioned living spaces, ensuring comfort and functionality throughout.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The property features a convenient downstairs WC, adding to the practicality of the layout. The kitchen is designed to cater to your culinary needs, while the generous private back garden offers a delightful outdoor space for children to play or for hosting summer gatherings.

The three bedrooms are thoughtfully arranged, providing ample space for rest and personalisation. Each room benefits from natural light, creating a warm and inviting atmosphere.

Parking is a breeze with space for two vehicles on the driveway, ensuring you will never have to worry about finding a spot.

Location is key, and this property does not disappoint. Situated close to Harrogate town centre, you will have easy access to a variety of shops, restaurants, and amenities. Public transport links are also conveniently nearby, making commuting a simple task.

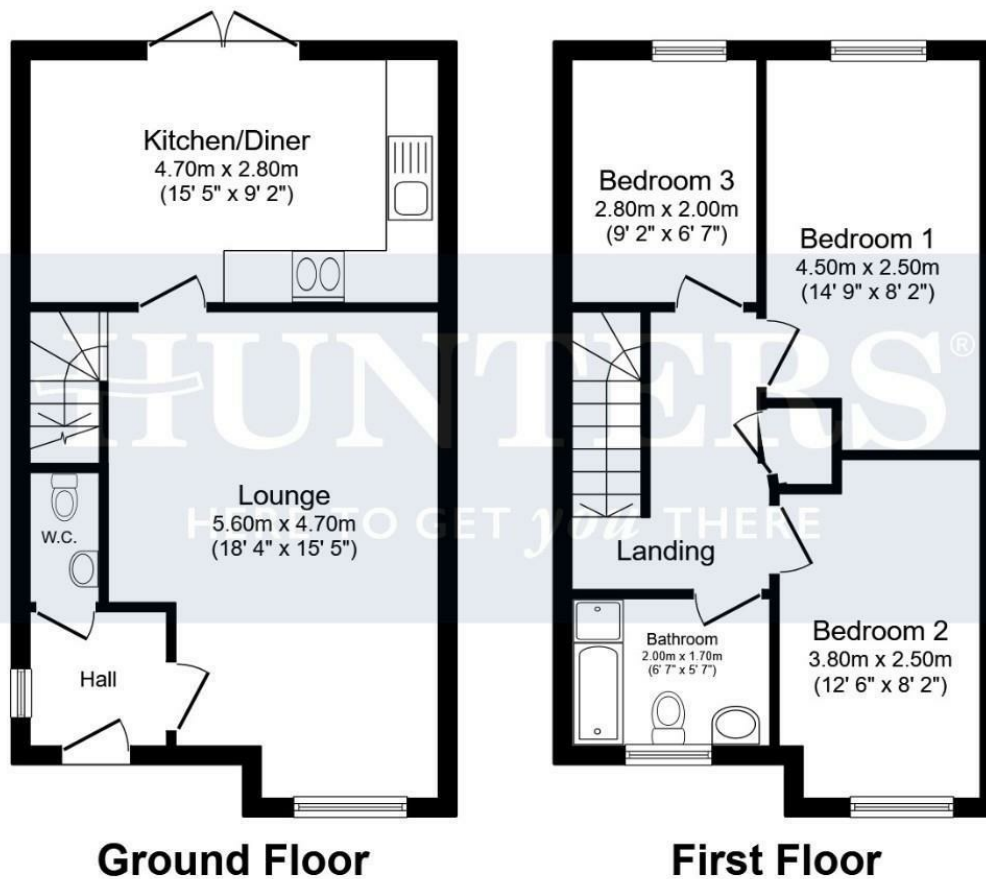
In summary, this well-presented semi-detached house is an ideal choice for those seeking a comfortable and convenient lifestyle in the heart of Harrogate. Don't miss the chance to make this lovely property your new home.



EPC  
Energy rating B  
This property produces 1.4 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: C





**Ground Floor**

**First Floor**

Total floor area 76.7 sq.m. (826 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**

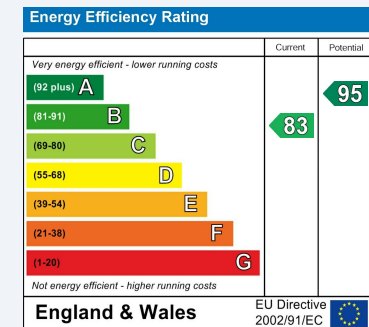
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

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

**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.



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