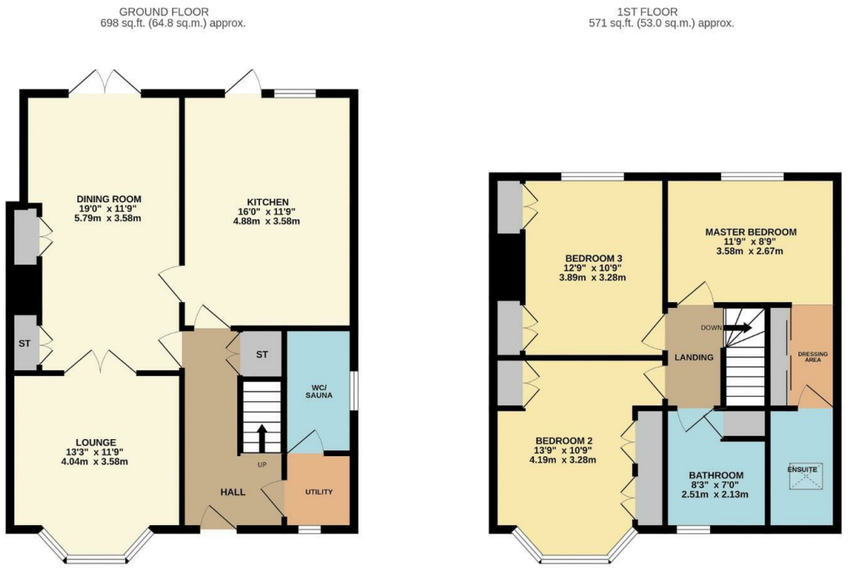
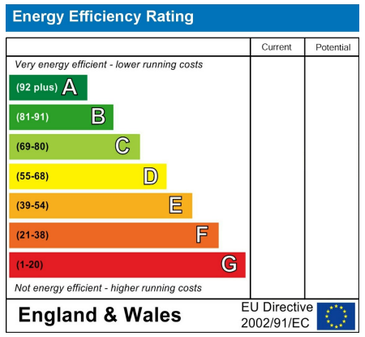
Floor Plan



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate on Cold Bath Road. Passing Western Primary School and turn right into West Cliffe Grove and first left on West Cliffe Terrace. Follow the road round to the right and take the first left onto Heath Grove and follow the road round to the right and the property is clearly marked by a Hopkinsons For Sale board at the head of the cul de sac.

Council Tax Band D Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

Asking Price £585,000

37 Heath Grove, Harrogate, HG2 0PX

3 Bedroom House - Detached

A beautifully presented, extended three-bedroom detached family home offering spacious accommodation throughout. Ideally situated at the head of a cul de sac close to Cold Bath Road, the property is within walking distance of excellent schools and Harrogate town centre.

HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
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Description

The Property

With gas fired central heating and double glazing throughout the living accommodation comprises; entrance hall, spacious bay fronted lounge with feature fireplace and double doors leading into the dining room and extension creating a pleasant seating area with double doors leading out onto the south facing garden. The modern fitted kitchen features double ovens, a five plate gas hob with extractor fan, space for an American-style fridge-freezer and plumbing for a dishwasher, together with a rear door opening onto the garden. There is also a separate utility room, downstairs WC and fully functioning sauna.

On the first floor, the landing leads to the master bedroom, which features a dressing area and an en-suite shower room with a walk-in shower, WC and washbasin. There are two further double bedrooms, the second being particularly spacious and benefiting from two sets of bespoke fitted wardrobes. The modern house bathroom includes a shower over the bath, WC and washbasin, together with a useful storage cupboard.

Outside

Outside to the front of the property is spacious driveway offering off street parking for multiple vehicles and a secure storage unit. To the rear is the south facing private garden which has a decked area with southern yellow pine decking creating a pleasant seating and entertaining area, a good sized lawn and a useful storage shed. There are also outdoor double electric sockets and water taps to both the front and rear.

Surrounding Area

Benefitting from a superb position at the head of the cul de sac the property is within easy reach of Cold Bath Road and its wide range of amenities, shops, bars, delis and restaurants. There are fantastic schooling options for both Primary and Secondary schools within walking distance. You also benefit from being central to Harrogate's town centre within walking distance with all the amenities and superb transport links via rail to Leeds, York and London with an excellent regular bus service running throughout the local area.