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THE HARROGATE ESTATE AGENT

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41 Grantley Drive, Harrogate, HG3 2XU

£215,000

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THE HOME OF PROPERTY
• SINCE •
1921

41 Grantley Drive, Harrogate, HG3 2XU

A well-presented and extended two-bedroomed semi-detached house with low-maintenance garden to the rear, and garage. This stylish home is offered with gas-fired central heating and uPVC double glazing and further comprises entrance porch, lounge and extended dining kitchen.

To the first-floor there are two double bedrooms and a modern bathroom. Grantley Drive is situated to the north of Harrogate and is close to community facilities, shops including a Co-op and post office, and transport links on Jenny Field Drive.

There is a range of schools close by and the town centre is easily accessed by car or bus.





GROUND FLOOR

ENTRANCE PORCH Leads to –

LOUNGE

Spacious lounge with double glazed windows to the front and side, central heating radiator and stairs to first floor. Oak flooring.

OPEN PLAN DINING KITCHEN KITCHEN

With a range of modern wall and base units with working surfaces having single-bowl sink and draining unit, and tiled splashbacks. Electric oven with four ring gas hob and extractor fan above. Plumbing and space for washing machine and integrated dishwasher. Double glazed window to the side, central heating radiator.

DINING AREA

Double glazed windows to the side and rear, double doors lead out to an enclosed garden.



FIRST FLOOR

BEDROOM 1

Double glazed window to the front and central heating radiator.

BEDROOM 2

Further double bedroom with double glazed window to the rear and central heating radiator.



BATHROOM

Panelled bath with shower over and shower screen, pedestal washbasin and low-flush WC. Tiled walls, double glazed window to the side and storage cupboard.

OUTSIDE

Driveway provides off street parking and leads to a DETACHED SINGLE GARAGE with up-and-over door. To the rear an attractive garden with raised decking and AstroTurf.

LOFT

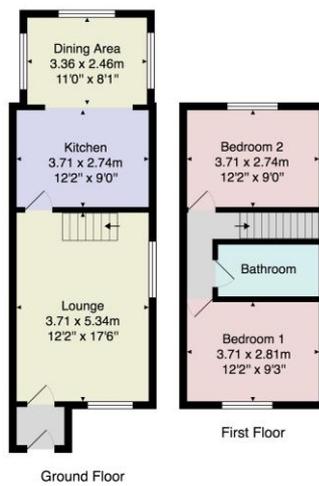
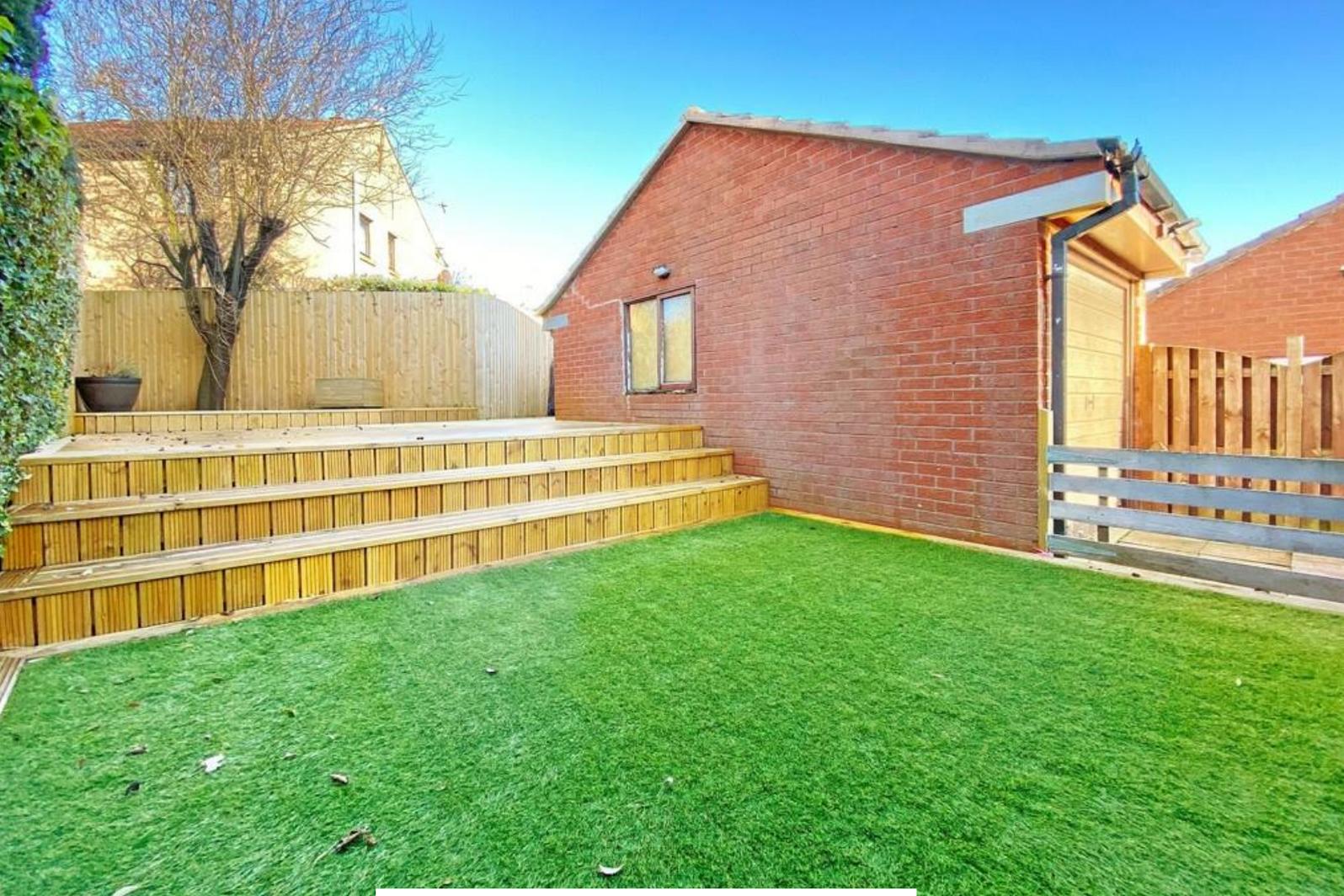
A loft with fitted ladder provides useful storage space.



Tenure - Freehold

Council Tax Band - B

EPC RATING - TBC



Total Area: 71.6 m² ... 771 ft²

All measurements are approximate and for display purposes only.

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