



34 Grove Park Avenue, Harrogate, North Yorkshire, HG1 4BU

£290,000

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An attractive stone-built end-of terrace property providing beautifully presented and spacious accommodation with good-sized courtyard garden in a convenient location well served by excellent local amenities, on the edge of open countryside yet within easy walking distance of the town centre.

This super property provides spacious accommodation over two levels and comprises two reception rooms together with a modern recently fitted stylish kitchen, together with two good-sized bedrooms and a house bathroom with free-standing bath.

To the rear of the property there is an enclosed patio garden with gated off-street parking.





GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window to front and attractive cast-iron fireplace with granite hearth and wood surround.

DINING ROOM

A further large reception room with window to rear.

KITCHEN

The kitchen comprises a range of stylish newly fitted wall and base units with gas hob and electric oven together with integrated appliances and space for a fridge / freezer. Windows to side.



FIRST FLOOR

BEDROOM 1

Large double bedroom with bay window to front.

BEDROOM 2

A further double bedroom with window to rear and fitted wardrobes.

BATHROOM

A modern white suite with WC, basin, freestanding bath and shower. Window to rear.

OUTSIDE

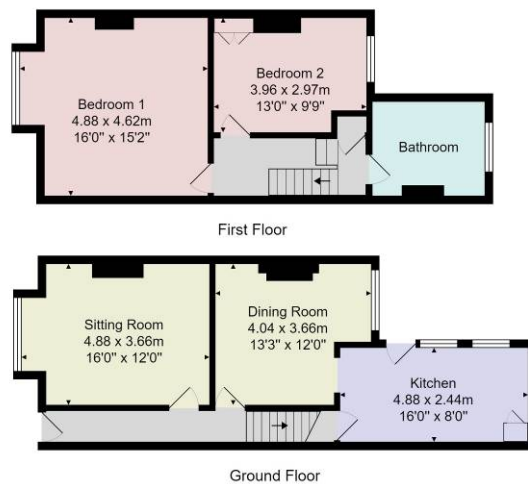
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Tenure - Freehold

Council Tax Band - B





Total Area: 97.5 m² ... 1050 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
45	71			71	
<small>Not energy efficient - lower running costs</small> (91-100) A (81-90) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>			<small>Not environmentally friendly - lower CO₂ emissions</small> (91-100) A (81-90) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		