



39 Coronation Grove, Harrogate, North Yorkshire, HG2 8BU

£240,000

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A stylish two-bedroom town house offering very well-appointed accommodation, with two bathrooms and an attractive courtyard garden.

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This superb home is situated in a very popular and fashionable position just off Leeds Road to the south side of Harrogate, well placed for daily commuting to Yorkshire's principal business districts and within walking distance of a Marks & Spencer food hall, excellent schools, Hornbeam Park railway station and a popular shopping parade.

The well-presented accommodation has the benefit of gas central heating, uPVC double glazing, a modern kitchen, two bathrooms, two bedrooms and sitting room. The property has network cabling to all the bedrooms, for modern internet requirements.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with window to front and fitted cupboards.

### **KITCHEN**

With a range of modern units, worktop and breakfast bar. Induction hob and integrated oven, fridge and dishwasher. Window and glazed door to rear.

### **BATHROOM**

A useful second bathroom with a modern white suite with WC, basin and bath with shower above. Heated towel rail.



## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom with window to front and fitted wardrobes.

### **BEDROOM 2**

A further good side bedroom with window to rear and fitted cupboards.

### **SHOWER ROOM**

A modern white suite with WC, basin and shower. Heated towel rail and window to rear.



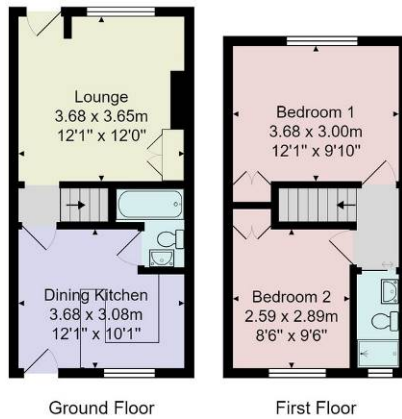
## **OUTSIDE**

To the rear of the property there is an enclosed courtyard garden with timber shed.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 55.0 m<sup>2</sup> ... 592 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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