



VERITY
FREARSON

58 NORWOOD GROVE, HARROGATE, HG3 2XL

OFFERS OVER £465,000

58 NORWOOD GROVE,

Harrogate, HG3 2XL

A spacious and well-presented four-bedroom detached family home situated in this most delightful position overlooking the nearby beck and Oakdale Golf Course.

This charming property provides extended living accommodation including three reception rooms and dining kitchen, cloakroom, four double bedrooms, en-suite bathroom and house shower room. A driveway provides off-street parking and leads to a single garage. To the rear there is a good-sized, attractive lawned garden with stunning open aspect overlooking the beck and Oakdale Golf Course. The property has significant potential for further development and has Planning Permission approved for further extensions to provide approximately 30sqm of additional living space to the ground floor and large balcony overlooking the rear garden.

This property is situated in a quiet position and is just a short distance from Harrogate town centre. An inspection of this super home is strongly recommended to fully appreciate the generous accommodation and stunning setting on offer.



3 Reception Rooms · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Single Garage · Lawned Garden With Stunning Open Aspect







ACCOMMODATION

GROUND FLOOR

CLOAKROOM

WC and washbasin. Window to side and central heating radiator.

STUDY / SNUG

Window to front and central heating radiator. Fitted shelving.

SITTING ROOM

A spacious reception room with window to front and two central heating radiators. Stove with living-flame gas fire and under-stairs cupboard.

FAMILY ROOM / DINING ROOM

A lovely light and airy room with windows and glazed doors leading to the garden. Further window to front. Oak flooring and two central heating radiators.

KITCHEN

Range of wall and base units and work surfaces having inset sink unit. Induction hob with extractor hood above, integrated electric double oven, integrated dishwasher and space for fridge / freezer. Dining area and central heating radiator and window to rear.

UTILITY ROOM

Plumbing for washing machine and tumble dryer. Glazed exterior door to rear.

FIRST FLOOR

BEDROOM 1

Window to front, central heating radiator and built-in cupboard.

EN-SUITE BATHROOM

White suite comprising low-flush WC, washbasin set within a vanity unit, and bath with shower above. Window to front and heated towel radiator.

BEDROOM 2

Window to front, central heating radiator and built-in cupboard.

BEDROOM 3

Window to rear, central heating radiator and fitted airing cupboard.

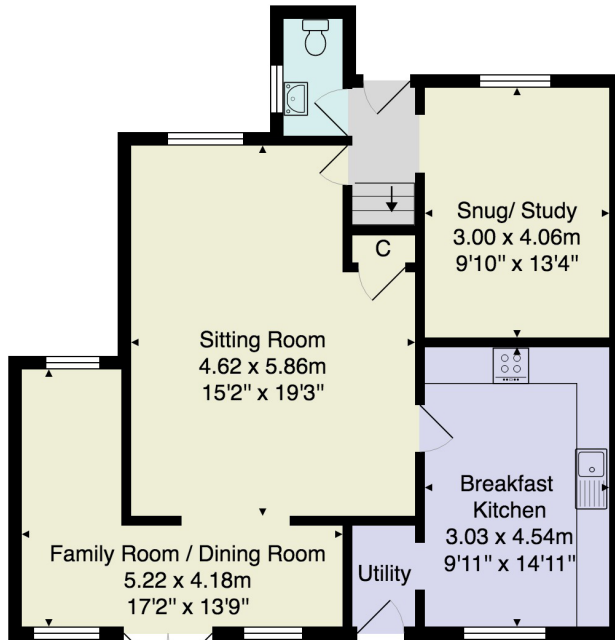
BEDROOM 4

Window to rear and central heating radiator.

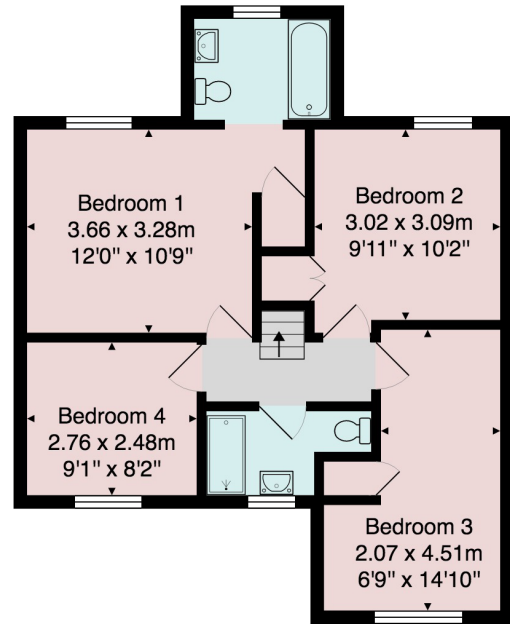
SHOWER ROOM

Low-flush WC, washbasin set within a vanity unit and shower cubicle. Window to rear and heated towel radiator.

FLOOR PLAN



Ground Floor



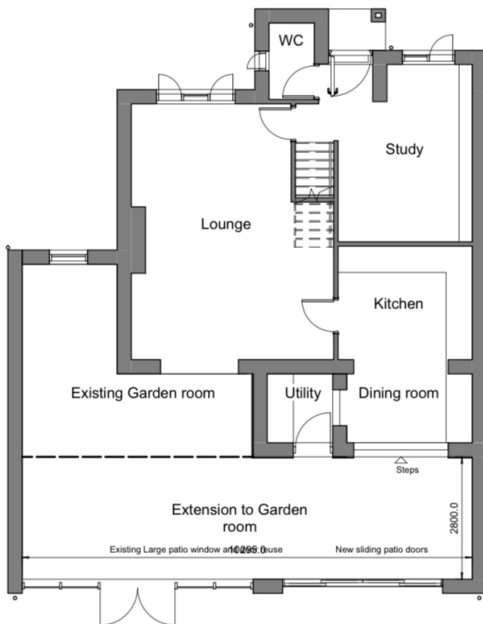
First Floor

Total Area: 129.5 m² ... 1394 ft²

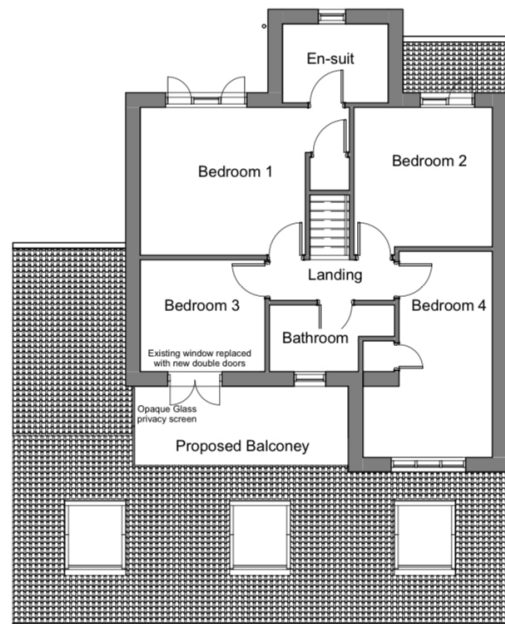
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Proposed Ground Floor Plan



Proposed First Floor

Outside

Driveway to front provides off-street parking and leads to a single garage. To the rear there is an attractive lawned garden which enjoys a delightful aspect over the beck and Oakdale Golf Course. Well-stocked borders and various patio sitting areas.

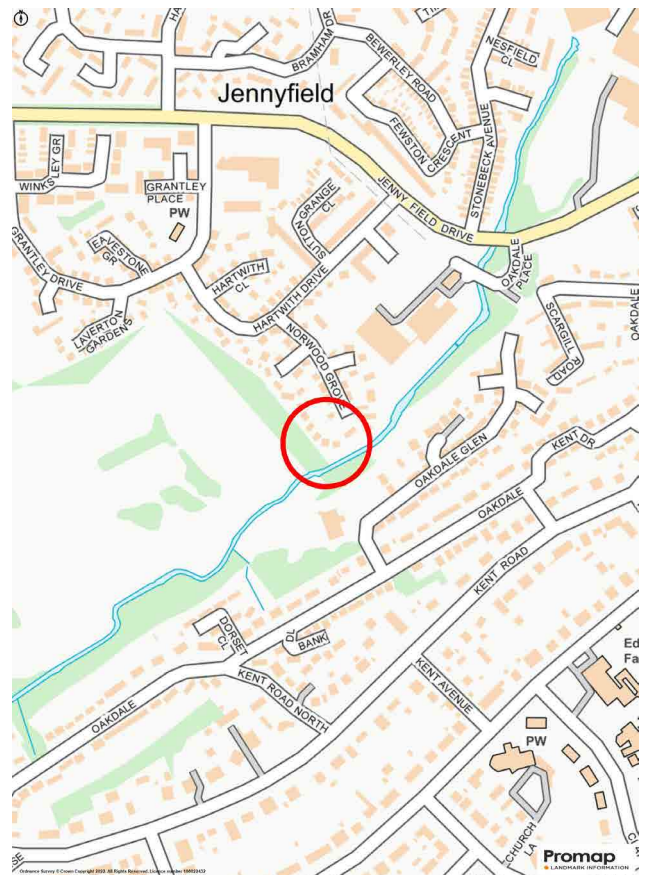
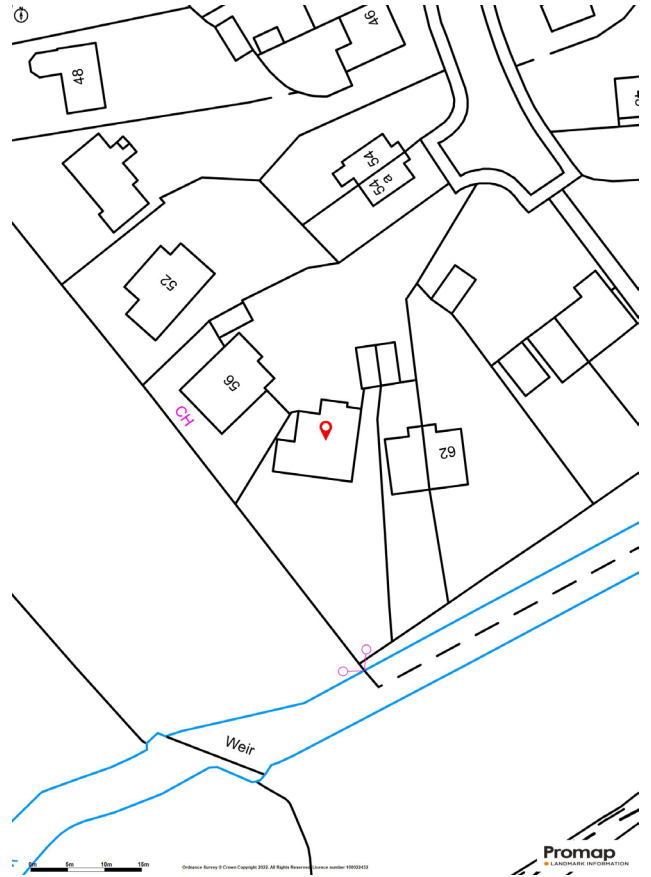
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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