



52 Norwood Grove, Harrogate, North Yorkshire, HG3 2XL

£400,000

Offers Over

52 Norwood Grove, Harrogate, North Yorkshire, HG3 2XL

A spacious four bedroomed detached property occupying a generous plot with driveway, garage and attractive garden enjoying a delightful position overlooking the adjoining woodland and golf course.

This super property provides well presented accommodation comprising a sitting room with doors leading to a conservatory extension and a modern, newly fitted kitchen. Upstairs there are four good sized bedrooms including a master bedroom with an ensuite shower room and a house bathroom. The property occupies a generous plot and has a large front garden with lawn and driveway and access to the garage whilst the rear garden house lawn and patio and a delightful aspect over the adjoining golf course.

The property is situated in a quiet position yet close to excellent local amenities and is just a short distance from Harrogate town centre.





GROUND FLOOR

SITTING ROOM

A spacious reception room with glazed doors leading to a conservatory.

KITCHEN

A modern, newly fitted kitchen with a stylish range of wall and base units with worktops and breakfast bar. Induction hob, electric oven, integrated dishwasher.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOMS

There are four good sized bedrooms with the master bedroom having an ensuite shower room.

ENSUITE

With WC, basin and shower. Heated towel rail.

BATHROOM

A white suite with WC, basin and bath with shower above.

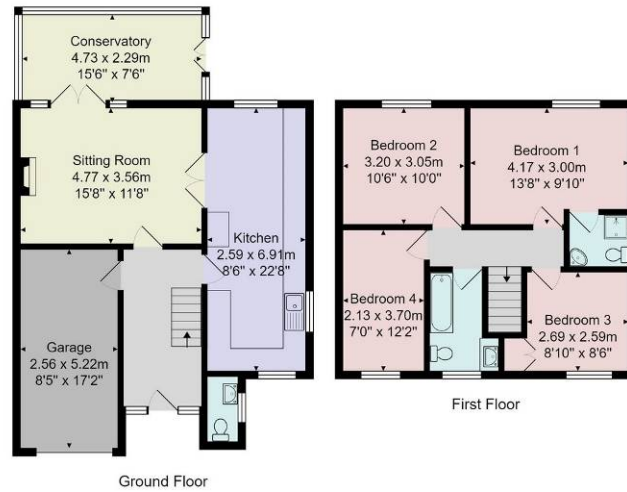
OUTSIDE

The property occupies a generous plot with a large front garden with lawn and parking area which leads to the integral garage which has light and power and plumbing for utilities. To the rear there is an attractive garden with lawn and paved sitting area enjoying a delightful aspect over the adjoining woodland and golf course.

Tenure - Freehold

Council Tax Band - D





Total Area: 110.0 m² ... 1184 ft² (excluding garage)
 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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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		Current	Potential
<small>Only energy efficient - lower running costs</small>			
A			
B			
C			
D			
E			
F			
G			
<small>Not energy efficient - higher running costs</small>			
<small>Energy Efficiency Rating</small>		70	81
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	
<small>www.epcr.co.uk</small>		<small>www.epcr.co.uk</small>	