



13 Lime Grove, Harrogate, North Yorkshire, HG1 4AZ

£260,000

Guide Price

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A superb three-bedroom semi-detached home enjoying a very attractive position on the edge of the famous Harrogate Stray, conveniently placed within five minutes' walk of the town centre and associated amenities.

The property offers well-presented accommodation with the benefit of gas central heating, uPVC double glazing, and modern kitchen and bathroom.

Particular features of the property are the attractive southeast-facing garden and a former garage which has been converted to provide an excellent home office / gym or garden / music room.





GROUND FLOOR

ENTRANCE HALL

uPVC entrance door to side.

LOUNGE

A good-sized reception room with bay window to front and stairs leading to the first floor.

KITCHEN

Having a range of matching wall and base units and integrated appliances. Window to rear. Door leads to –

SUNROOM / REAR UTILITY HALL

With windows to two sides and side entrance door.



BATHROOM

A stylish bathroom with modern tiling. Bath with shower above, washbasin and WC. Heated towel rail and window to rear.

FIRST FLOOR

LANDING

With access to roof void.

BEDROOM 1

A very good-sized room (with space to create an ensuite, if required). Window to rear and built-in mirror-fronted wardrobes.

BEDROOM 2

Window to front.

BEDROOM 3

Window to front.



OUTSIDE

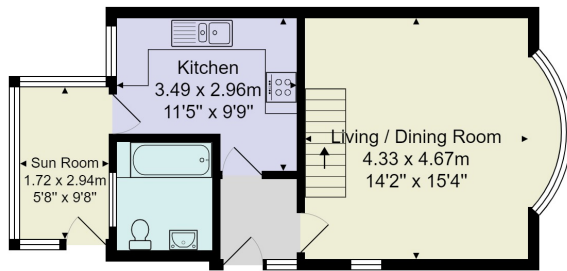
A driveway provides ample off-road parking. A former garage has been converted to provide a very useful room which could be used as a home gym / office / music room / garden room. Paved garden to the rear with planted borders.

Tenure - Freehold

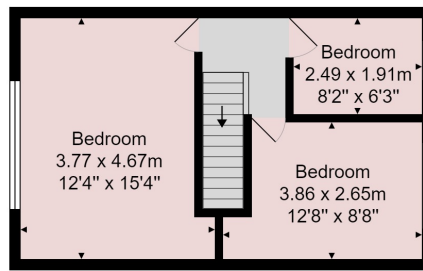
Council Tax Band - C

EPC RATING - TBC





Ground Floor



First Floor

Total Area: 80.1 m² ... 862 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		88
B	(81-90)		
C	(69-80)	73	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			