



13 Grosvenor Road, Harrogate, North Yorkshire, HG1 4EG

£265,000

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A spacious two-bedroom bungalow with modern dining kitchen, large driveway and garage, situated in this convenient location on the north side of Harrogate.

This well-proportioned property has a large open-plan dining kitchen with bi-folding doors, together with a separate sitting room, two double bedrooms, and modern shower room. The property is approached by a generous drive which provides ample off-road parking and leads to a single garage, and there is also a lawn and garden.

The property is situated in a convenient location, well served by excellent local amenities, close to open countryside and just a short distance from Harrogate town centre.





DINING KITCHEN

An impressive open-plan kitchen and dining area with bi-folding glazed doors. The kitchen comprises a range of modern wall and base units with electric hob and oven and space for appliances.

SITTING ROOM

A spacious reception room with wall-mounted electric fire.

BEDROOM 1

A double bedroom with fitted wardrobe.

BEDROOM 2

A further bedroom.

SHOWER ROOM

A modern white suite with WC, washbasin set within a vanity unit, and large walk-in shower.

OUTSIDE

There is a lawned garden plus a large drive which provides ample off-road parking and leads to a single garage. Useful outdoor store.

Tenure - Freehold

Council Tax Band - C





Total Area: 73.8 m² ... 794 ft²

All measurements are approximate and for display purposes only.
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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

