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THE HARROGATE ESTATE AGENT

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17 Grove Park View, Harrogate, North Yorkshire, HG1 4BT

£220,000

Offers Over

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THE HOME OF PROPERTY
• SINCE •
1921

17 Grove Park View, Harrogate, North Yorkshire, HG1 4BT

A beautifully presented two-bedroom middle-of terrace town house offering particularly generous accommodation with good-sized room proportions.

This appealing house offers light and airy accommodation with gas central heating, uPVC double glazing, modern kitchen and bathroom fittings, modern decoration and flooring.

This attractive house is situated in a popular and established residential area within walking distance of Harrogate town centre and its associated amenities. The property will appeal to a range of purchasers and an early internal viewing is strongly recommended.





GROUND FLOOR

ENTRANCE HALL

Via uPVC entrance door, with stairs rising to first floor.

DINING ROOM

With dado rail and having double-glazed bay window to the front. Open to –

SITTING ROOM

Having solid oak fire surround with inset gas fire and granite hearth and stainless-steel flue liner. Double-glazed window to the rear.

KITCHEN

Fitted with a range of beech-effect units at wall and base levels, granite-effect work surfaces and tiled splashbacks, with inset 1½-bowl stainless-steel sink and drainer, integrated oven, four-ring gas hob and extractor hood over. Space for fridge/freezer, integrated microwave and dishwasher plus space / plumbing for washing machine. Space for table and chairs. Ladder-style towel radiator. Double-glazed windows to rear and side and uPVC part-opaque glazed door to the side.



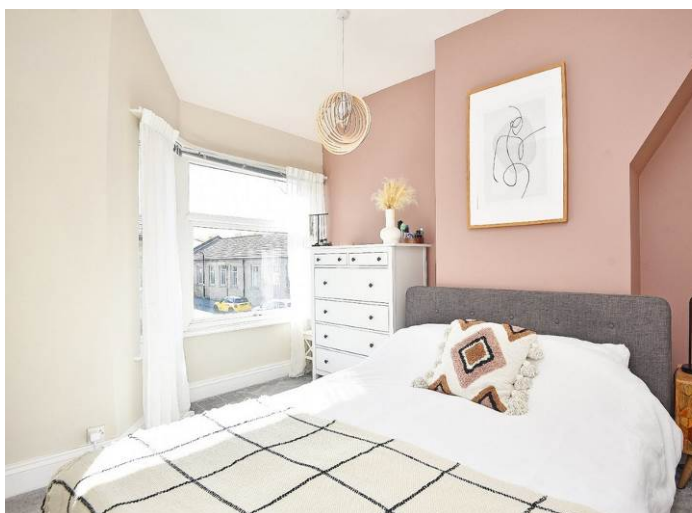
FIRST FLOOR

LANDING

With access to roof void.

BEDROOM 1

Having double-glazed bay window to the front.



BEDROOM 2

With double-glazed window to the rear.

BATHROOM

Fitted with a white bath having shower attachment over and glass screen, matching pedestal double washbasin and low-flush WC. Ladder-style heated towel rail, extractor fan, ceiling down lighters and cupboard housing the central heating boiler. Italian ceramic tiled floor with under-floor heating and timer switch. Opaque double-glazed window to the rear.



LOFT

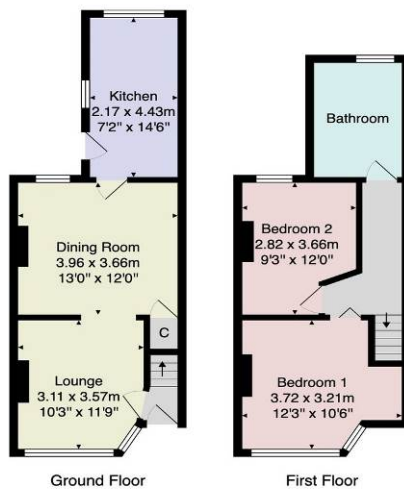
Provides extra storage, all boarded with light installed.

OUTSIDE

Rear courtyard garden.

Tenure - Freehold

Council Tax Band - B



Total Area: 73.2 m² ... 788 ft²

All measurements are approximate and for display purposes only.
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