

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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20 Willow Grove, Harrogate, North Yorkshire, HG1 4HP

£185,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 20 Willow Grove, Harrogate, North Yorkshire, HG1 4HP

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A good-sized and well-presented two-bedroomed period property with courtyard garden, situated in this popular residential area well served by excellent local amenities and just a short distance from Harrogate town centre.

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The well-presented accommodation comprises a spacious sitting room, together with a dining room, well equipped kitchen and utility as well as two bedrooms and bathroom. To the rear of the property there is an enclosed courtyard garden.

The property is situated in this popular location, just at King Edward's Drive and is well served by excellent local amenities, including a parade of shops and local schools and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A large reception room with fitted cabinet and shelving and attractive fireplace with electric fire.

### **DINING ROOM**

A further reception room providing a dining area. Under-stairs cupboard.

### **KITCHEN**

With fitted wall and base units with gas hob, integrated oven and space for a fridge.

### **UTILITY**

With fitted worktop and space and plumbing for a washing machine.



## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom.

### **BEDROOM 2**

A further bedroom with fitted wardrobe.

### **BATHROOM**

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled wall and floor.



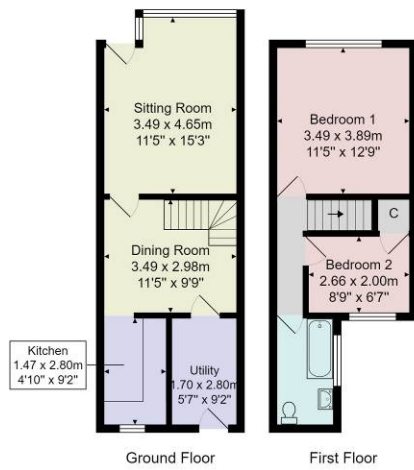
### **OUTSIDE**

To the rear of the property there is an enclosed paved courtyard garden.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>  
 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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