



**4 Granby Terrace, Claro Road, Harrogate, HG1 4FG**

**£300,000**

Offers Over

## 4 Granby Terrace, Claro Road, Harrogate, HG1 4FG

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A beautifully presented modern terrace property with three bedrooms, en-suite shower room and family bathroom, situated in this most convenient location on the edge of the Stray and within easy walking distance of Harrogate town centre.

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This super property was built in 2016 and provides spacious and well-planned accommodation, appointed to a high standard, including a large reception room, dining kitchen, cloakroom, three bedrooms, en-suite shower room and bathroom. The property has a driveway providing parking for two vehicles, plus a good-sized rear lawned garden and patio.

Granby Terrace forms part of a popular modern development situated just off Claro Road, in this most convenient location on the edge of Harrogate town centre, the Stray and excellent amenities including a parade of shops, pubs and cafes.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with window to front and under-stairs cupboard.

### **DINING KITCHEN**

With a spacious dining area and windows and glazed doors overlooking the garden. The kitchen comprises a range of modern wall and base units with gas hob, oven and fridge / freezer.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms, including the main bedroom which has an en-suite shower room and fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

A white, modern suite comprising WC, washbasin and shower. Tiled floor. Heated towel rail.

### **BATHROOM**

A white modern suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

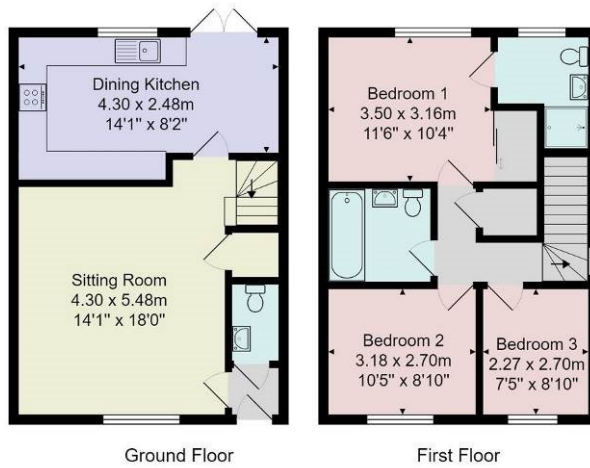
### **OUTSIDE**

The property has the advantage of two car parking spaces. To the rear of the property there is an attractive garden with lawn, patio and shed.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 91.1 m<sup>2</sup> ... 981 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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