



64 Olive Grove, Harrogate, North Yorkshire, HG1 4RW

£350,000

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A spacious and well-presented three-bedroom semi-detached house with an attractive larger-than-average rear garden.

The property is appointed to a high standard and provides good-sized accommodation, which includes a large reception hall, a stunning open-plan dining kitchen and a separate sitting room. On the first floor there are three good-sized bedrooms and a modern house bathroom. A particular feature of this property is the good-sized plot which includes off-street parking, detached garage and a large rear garden.

The property enjoys a quiet position on Olive Grove which is a quiet residential street in a convenient position situated close to excellent local amenities including shops and schools and is just a short distance from Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window and wood-burning stove.

DINING KITCHEN

An impressive open-plan living kitchen with spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of modern and stylish wall and base units with electric hob, integrated oven, microwave, wine fridge and dishwasher. Space and plumbing for other appliances.



FIRST FLOOR BEDROOM 1

A large double bedroom with bay window and fitted wardrobes.

BEDROOM 2

A double bedroom with a window overlooking the garden.

BEDROOM 3

A further bedroom.



BATHROOM

A white suite comprising WC, washbasin and bath with shower above. Tiled flooring. Heated towel rail. Fitted cupboard.

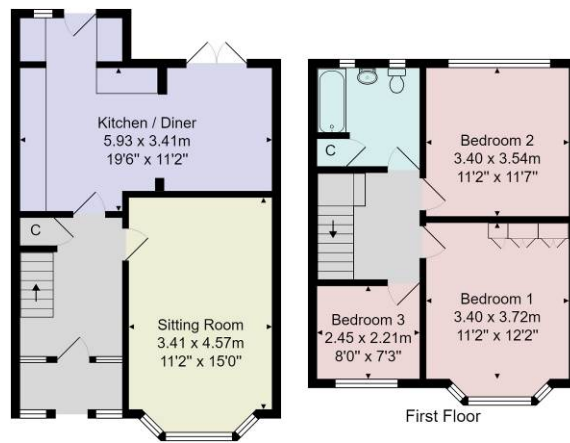
OUTSIDE

A drive provides parking and leads to a single garage. To the rear there is a large garden with lawn, paved and decked sitting areas and a summerhouse.

Tenure - Freehold

Council Tax Band - C





Ground Floor

First Floor

Total Area: 98.4 m² ... 1059 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.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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