



263 Chatsworth Grove, Harrogate, North Yorkshire, HG1 2DY

£160,000

Offers Over

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A deceptively spacious three-bedroomed middle-of-terrace property standing within large and attractive communal gardens.

This super home provides generous accommodation with a good-sized dining kitchen and living room together with downstairs WC, three good-sized bedrooms and a bathroom. The property now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements. The property has direct access to the good sized and attractive communal gardens and use of the residents' parking area.

The property is situated on the north side of Harrogate, conveniently located close to a number of local amenities, including shops and schools and is within easy, walking distance of the town centre and its associated amenities.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with window and glazed door overlooking the communal gardens.

### **DINING KITCHEN**

With spacious dining area with under stairs cupboard. The kitchen comprises a range of fitted units with gas hob and electric oven. Space for appliances.

### **CLOAKROOM**

With WC and basin.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good sized bedrooms on the first floor.

### **BATHROOM**

With WC, basin and bath.

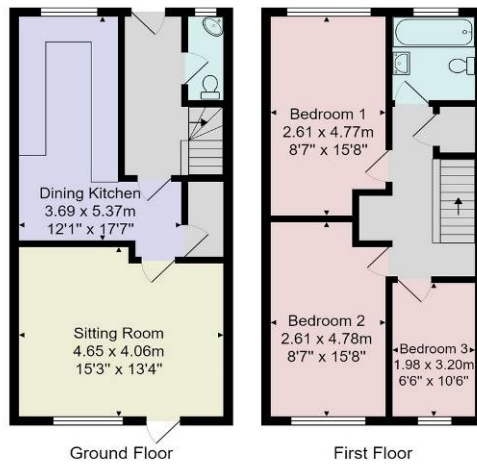
### **AGENT'S NOTE**

The property is understood to be long leasehold, having an original lease length of 999 years. The service charge is understood to be approximately £103 per month, which covers the cost of buildings, insurance, maintenance of communal gardens and external building repairs.

**Tenure** - Leasehold

**Council Tax Band** - B





Total Area: 89.2 m<sup>2</sup> ... 960 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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