



**36 Eavestone Grove, Harrogate, North Yorkshire, HG3 2XY**

**£210,000**

## 36 Eavestone Grove, Harrogate, North Yorkshire, HG3 2XY

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A two-bedroom semi-detached bungalow with parking, garage and garden, situated in this quiet and convenient location, well served by nearby amenities.

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The well-presented accommodation comprises a spacious sitting room, together with a modern fitted kitchen, two bedrooms and bathroom. The property has the benefit of a garage and parking and an enclosed rear garden with open aspect to the rear.

Eavestone Grove is a quiet, residential street, situated close to the nearby amenities within Jennyfields, just a short distance from Harrogate town centre.





## **ENTRANCE HALL**

## **SITTING ROOM**

A large reception room with sitting and dining areas. Window and glazed door overlook the rear garden.

## **KITCHEN**

With a range of fitted units with gas hob, integrated oven and space for additional appliances.

## **BEDROOMS**

There are two bedrooms with windows looking towards the front of the property.

## **BATHROOM**

A white suite comprising WC, washbasin and bath.

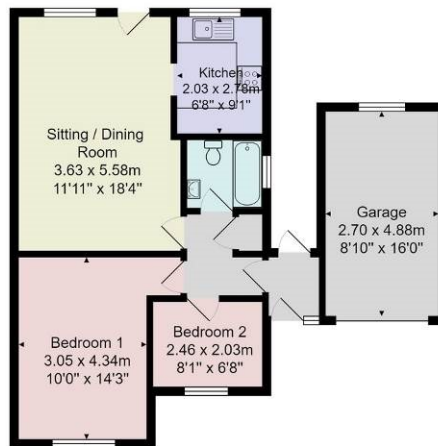
## **OUTSIDE**

Driveway provides parking to the front of the property and leads to a single garage. There is an electric vehicle charging point to the front. At the rear of the property there is a garden with a lawn, planted borders, paved, sitting area and greenhouse.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 70.5 m<sup>2</sup> ... 759 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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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		69
(55-68)	D		
(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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