



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

**£389,950**

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

The property is appointed to a high standard, having been fully modernised and extended in recent years, and provides good-sized accommodation which includes a large reception hall, a stunning open-plan living kitchen with full-width extension, and separate sitting room. On the first floor there are three good-sized bedrooms and a modern bathroom. A particular feature of this property is the good-sized plot which includes off-street parking, 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 just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window to front.

### **CLOAKROOM**

With WC and washbasin.

### **LIVING KITCHEN**

A stunning open-plan living kitchen with sitting and dining areas, Velux windows and glazed bi-folding doors leading to the garden. The kitchen comprises a range of stylish fitted units with quartz worktop and breakfast bar. Integrated wine fridge, fridge / freezer, integrated oven and microwave / oven and warming drawer. Induction hob, boiling-water tap and integrated dishwasher.



## **FIRST FLOOR**

### **BEDROOMS**

There are three bedrooms on the first floor, two of which have fitted wardrobes.

### **BATHROOM**

A white suite comprising WC, basin sat atop a distressed oak vanity shelf, and bath with shower above. Heated towel rail. Tiled walls and floor.

### **OUTSIDE**

A drive provides parking and leads to the garage which has light and power and plumbing for a washing machine. There is a large and attractive rear garden with lawn, paved sitting areas, including a covered sitting area at the end of the garden, where there is lighting and power.



**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 104.5 m<sup>2</sup> ... 1125 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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