



6 Arthurs Grove, Harrogate, North Yorkshire, HG2 0DG

£400,000

Offers Over

## 6 Arthurs Grove, Harrogate, North Yorkshire, HG2 0DG

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A three-bedroom detached house with large garage and attractive garden, situated in this delightful position, backing onto the nature reserve in this popular south Harrogate location, well served by popular local schools and just a short distance from Harrogate town centre.

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This excellent property provides generous accommodation comprising a large reception room with sitting and dining areas, together with a kitchen, conservatory, extension and downstairs WC. Upstairs, there are three good-sized bedrooms, bathroom and en-suite shower room. A driveway provides generous parking and leads to a double garage. At the rear there is an attractive garden with patio and pebbles, enjoying a private aspect to the rear overlooking the adjoining nature reserve.

Arthurs Grove is a quiet cul-de-sac just off Arthurs Avenue, which is a popular residential area due to its close proximity to sought-after primary and secondary schools, within easy walking distance of the excellent amenities along Cold Bath Road as well as the Stray and Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING AND DINING ROOM**

Large open-plan reception room with space for sitting and dining areas. Fireplace with gas fire and glazed doors lead to a conservatory.

### **CONSERVATORY**

Providing a further sitting area with windows and glazed doors leading to the garden.

### **KITCHEN**

With a range of fitted wall and base units with space for appliances.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **BEDROOMS**

There are three bedrooms on the first floor, each with fitted wardrobes. The main bedroom has an en-suite shower room.

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

With washbasin set within a vanity unit and shower. Heated towel rail.

### **BATHROOM**

With WC, washbasin and bath with shower above.

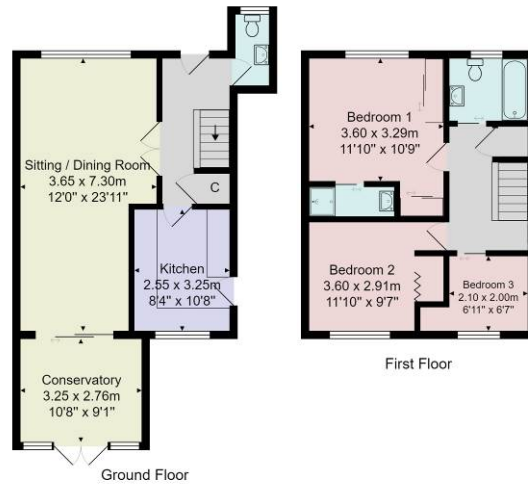
### **OUTSIDE**

A driveway provides parking and leads to a large double garage. To the rear there is an attractive garden which has a paved sitting area, enjoying a delightful aspect to the rear over the adjoining nature reserve.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 95.3 m<sup>2</sup> ... 1026 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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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