



SPRING GROVE, HARROGATE HG1

NORTH
RESIDENTIAL

A truly stunning family home within striking distance of the town centre.

NORTH Residential is delighted to present this stunning Edwardian semi-detached property, boasting six spacious bedrooms, two modern bathrooms, and a range of exceptional features. This immaculate home has been meticulously finished and maintained to the highest standard, offering a truly remarkable living experience.

As you step inside, you are immediately greeted by a neutral and picturesque ambiance that permeates throughout the property. The careful attention to detail is evident in every corner, creating an atmosphere of elegance and sophistication.

The ground floor of this remarkable home showcases solid oak floors, adding a touch of natural beauty and durability, providing a seamless transition between rooms. The layout is thoughtfully designed, offering both open-plan and separate living spaces that cater to various needs and preferences.



Tenure
Freehold

Local Authority
NYCC

Council Tax Band
Band F





Property Description

The property briefly offers; on the ground floor, spacious sitting room benefitting from fitted shelves, original feature fireplace and grand, front elevation bay window. Dining room/playroom connecting onto the dining kitchen.

The dining kitchen is complete with log burning fireplace, centre island unit and antico flooring. The kitchen leads off to separate utility, and rear garden access. The ground floor is complete with under the stairs W/C.

To the first and second floor, six generously proportioned bedrooms provide ample space for relaxation and privacy. Both floors benefit from newly laid carpets and each room is flooded with natural light, creating an airy and inviting atmosphere.

The property benefits from a bathroom on both the second and third floor, accommodating all bedrooms.

To the rear of the property, you'll discover a private courtyard that serves as a delightful sun trap. This serene outdoor space provides an ideal setting for relaxation, entertaining guests, or indulging in al fresco dining. Whether you're enjoying a morning coffee or hosting a summer barbecue, the courtyard offers a tranquil retreat from the bustling outside world.





Location Description

One of the standout features of this property is its prime location. Situated within walking distance to Harrogate Town, you'll enjoy easy access to an array of amenities, including shops, restaurants, cafes, and entertainment options. The vibrant atmosphere of the town is right at your doorstep, allowing you to immerse yourself in the local culture and lifestyle.

Directions (HG1 2HS)

Proceed out of Harrogate on the Ripon Road (A61), take the eventual right turn onto Springfield Avenue heading towards Kings Road. Spring Grove will be found on your left hand side, indicated as a cul-de-sac. 11 Spring Grove is on the left hand side as indicated by our For Sale board.

Agent's Notes

Tenure: Freehold

Services: All mains services are connected the property

Viewings: Strickly through NORTH Residential Harrogate.





TOTAL FLOOR AREA : 2573 sq.ft. (239.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrovex ©2022

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated September 2022. Photographs and videos dated September 2022.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

NORTH
RESIDENTIAL

