



THE OLD SCHOOL HOUSE, 37A GROVE ROAD HG1 £250,000

NORTH
RESIDENTIAL

A stunning two-bedroom, ground floor apartment in the heart of Harrogate.

Forming part of the Old School House on Grove Road, this stylish and beautifully restored apartment offers bright and open living, whilst retaining an abundance of character and period features. Finished to a luxury standard, with cast iron radiators and high quality fixtures and fittings throughout.

Upon entry is an internal hallway leading to a generous open plan living/dining kitchen, with engineered oak wood flooring, two large windows allowing the light to flood in and kitchen with bespoke cabinets, Belfast sink and peninsular/breakfast bar - this entire space is fantastic for entertaining.

Across the hallway is a master bedroom and further double bedroom - both serviced by a modern and stylish apartment bathroom, as well as a very useful storage cupboard.



Tenure
Freehold

Local Authority
Harrogate Borough Council

Council Tax Band
Band D



Location Description.


Grove Road is situated within a much sought after location, within close proximity to both the town centre and Kings Road, which offers a variety of popular shops, bars and restaurants. Both the Bus and Train Station are a short 10 minute walk and for those looking to travel further afield, Leeds Bradford airport is only 12.6 miles away. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 8 miles away.

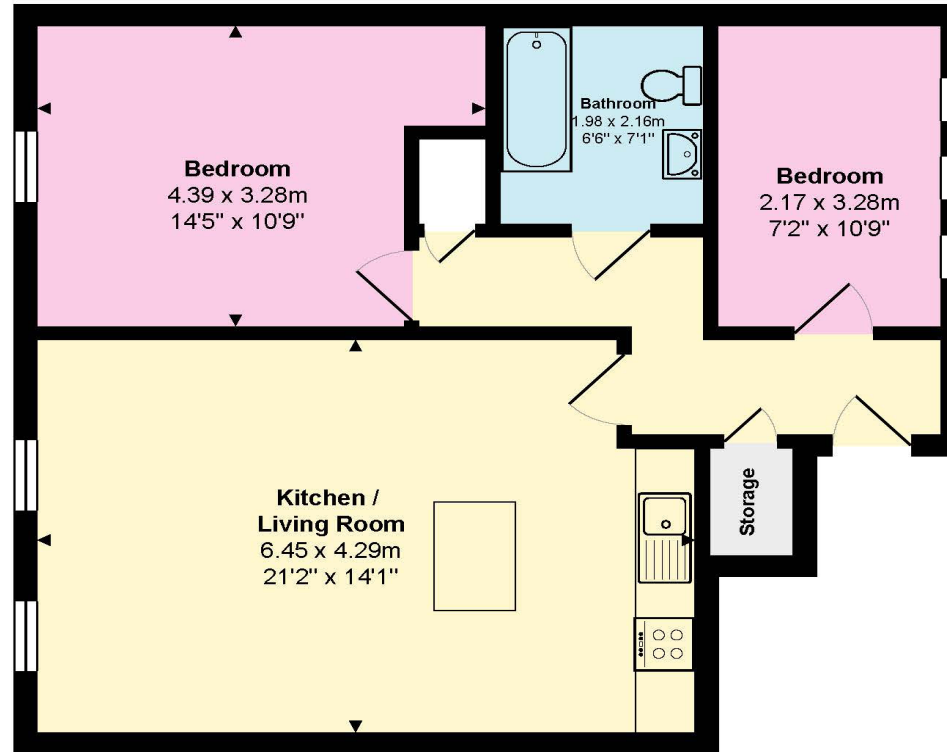


Directions.

From the town centre, proceed down Parliament Street/A61, at the traffic lights take a right turn onto Kings Road. Carry on for approximately half a mile before turning right onto Grove Road. The Old School House will then be seen further down Grove Road on the left-hand side.



 = Reduced headroom below 1.5 m / 5'0



Ground Floor

Total Area: 61.8 m² ... 665 ft²

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.

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

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