



7 GROVE ROAD, HARROGATE, HG1



A victorian end-of-terrace house skilfully converted into three, self-contained, premium apartments.

7 Grove Road is a charming Victorian end-of-terrace house that has been thoughtfully converted into three self-contained 2-bedroom apartments. The apartments, which have never seen the public market, are skilfully designed and tastefully finished with neutral decor throughout, suiting the majority of the market.

NORTH Residential is delighted to bring to market this gorgeous collection of three, two-bedroom apartments, finished in 2008 and maintained to an exceptional standard, boasting excellent attributes such as masses of natural light and great room proportions.

All three apartments benefit from off-street parking, low management costs and a share of freehold. The apartments, very similar in interior design, were finished to the highest level and have been meticulously managed during their time as premium holiday lets. This block of apartments very quickly became a common “return to” property for many professionals visiting Harrogate.



Tenure
Leasehold

Local Authority
North Yorkshire County Council

Council Tax Band
Band B

EPC Rating
C





Eco Measures.

These apartments make up the property named “Green House” because of the various energy efficiency features installed.

The properties all currently have an EPC rating C, compliant with the new rental regulations being imposed in 2025. All the properties also benefit from double glazed windows, Valliant eco-boilers (still under warranty), a centralised rainwater recycling system which powers the toilets and the washing machines, and double thickness roofspace insulation, keeping overall running costs minimal.

Property Description.

The apartments benefit from modern fitted kitchens and bathrooms, incorporating granite worktops, integrated appliances including dishwasher, oven and hob, with fitted washer/dryers. The bathrooms are ceramic/porcelain tiled from floor to ceiling with Villeroy & Boch facilities. All three apartment bathrooms are made up of standing shower, basin and toilet. All bedrooms are carpeted and spacious doubles.

Further Notes.

New driveway with sheltered bin store.
Apartment 2/3 benefit from a single parking space
Apartment 1 benefits from two parking spaces.
Service charge: TBC (circa £100pcm)
Ground rent: Peppercorn
Tenure: Leasehold.
Length of Lease: 125 years from 2008.



Apartment One - £325,000

Apartment One occupies the entirety of the ground floor and benefits from full damp proofing, courtesy of Timberwise in 2007, which is still within a 20-year warranty.

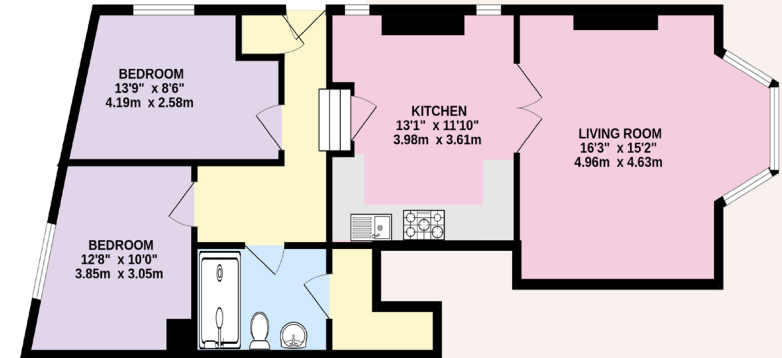
The apartment boasts two spacious double bedrooms, a house bathroom with separate utility facility and a modern dining kitchen with double doors leading to the spacious sitting room.

The well-appointed kitchen is equipped with granite worktops, ceramic / porcelain tiles and fully integrated appliances. The bathroom has been tastefully fitted with ceramic and porcelain tiles and is complete with toilet, hand basin and standing shower. The apartment boiler was fitted in 2019 and has been serviced annually.

Apartment one also benefits from ownership of the rear courtyard.

TOTAL FLOOR AREA : 725 sq.ft. (67.4 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.
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Apartment Two - £260,000

Apartment two occupies the first floor and boasts bright and spacious accommodation throughout both bedrooms and the kitchen/living room.

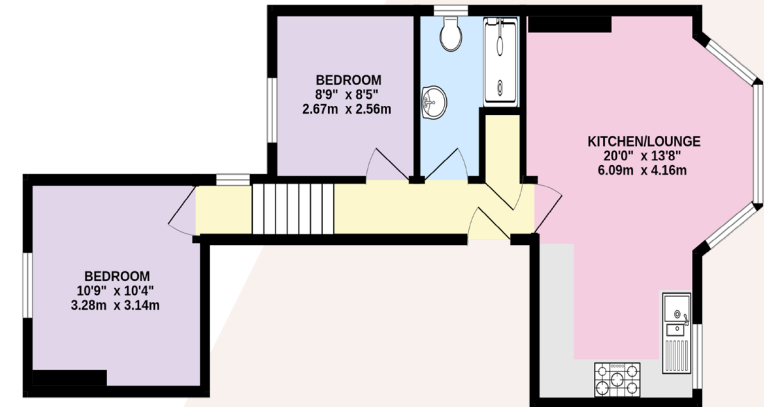
The kitchen/living room takes up the previous master-bedroom of the home, and boasts oak laminate flooring, bright tones and a grand bay window looking over the front of the property.

The property has a modern bathroom fitted with underfloor heating and floor to ceiling porcelain tiles, a split level landing between bedrooms, one bedroom benefitting from integrated wardrobes. This apartment also takes advantage of a newly fitted boiler in 2022.

TOTAL FLOOR AREA : 519 sq.ft. (48.3 sq.m.) approx.

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Apartment Three - £240,000

Apartment three occupies the second floor of the property and also benefits from oak laminate floored kitchen/living room. This apartment boasts views over Harrogate rooftops with large sash windows in every room.

Further spacious accommodation throughout, the bedrooms both face the rear and are flooded with natural light via the wooden sash windows. The master bedroom also benefits from a fitted wardrobe.

The bathroom has the advantage of underfloor heating, a further standing shower, hand basin and toilet. The apartment boiler was fitted in 2021 and has been serviced annually.

TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.

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