



VERITY
FREARSON

45 NORWOOD GROVE, HARROGATE, HG3 2XL

OFFERS OVER £480,000

45 NORWOOD GROVE,

Harrogate, HG3 2XL

A most impressive four-bedroom detached property, providing generous and flexible accommodation and occupying a larger-than-average plot with attractive gardens to the front and rear.

The property has been extended to provide generous living accommodation comprising a stunning open plan living area with stylish fitted kitchen together with a separate sitting room, utility and office on the ground floor. Upstairs, there are four good-sized bedrooms, including a particularly spacious main bedroom with en-suite shower room and a modern bathroom. The property occupies a generous plot with an attractive rear garden with private outlook and an additional front garden.

A driveway provides parking and leads to a garage / store. The property is situated at the end of a quiet cul-de-sac within this popular north Harrogate location, well served by local amenities and just a short distance from the town centre.

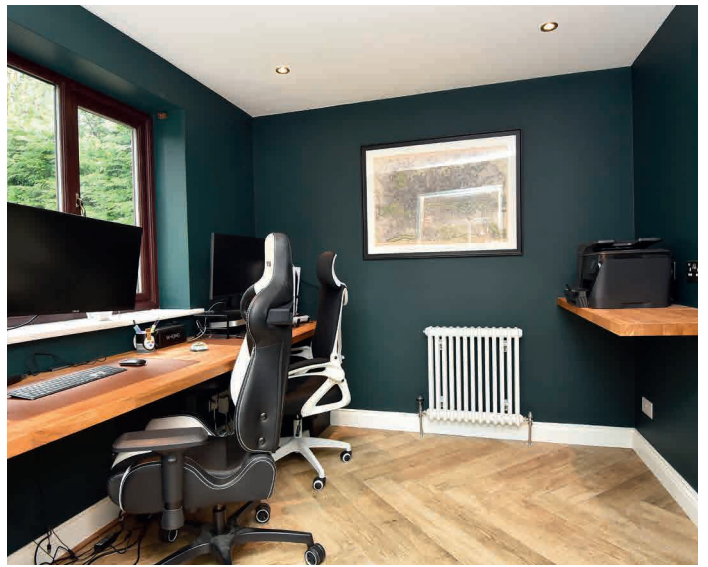


Sitting Room · Living Room · Utility / Bar · Study

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage / Store · Garden · Summerhouse







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window and glazed doors leading to garden.

LIVING KITCHEN

A stunning open plan kitchen and living area, providing spacious sitting and dining areas with windows and glazed doors overlooking the garden, tiled flooring and fitted shelving and media unit. The stylish, recently fitted kitchen comprises a range of high quality units with quartz worktop and breakfast bar and integrated appliances.

UTILITY / BAR

Providing stylish additional storage space and integrated washing machine and wine fridge.

STUDY

Providing a useful workspace with the window overlooking the garden.

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms on the first floor, including the main bedroom which has an en-suite shower room.

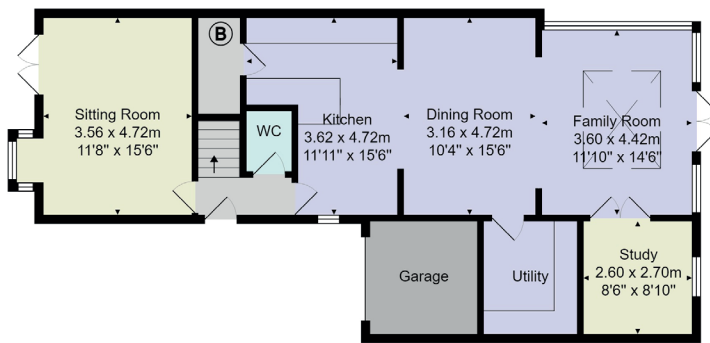
EN-SUITE SHOWER ROOM

A modern suite comprising WC, basin set with a vanity unit and steam shower.

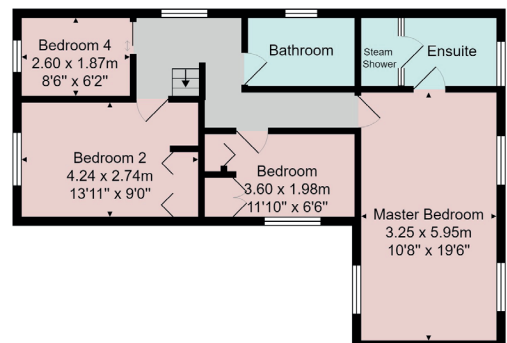
BATHROOM

A white modern suite comprising WC, basin and bath with shower above.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 151.5 m² ... 1630 ft² (excluding garage)

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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Outside

The property occupies a particularly generous plot. There is a rear garden with lawn and patio, together with summer house enjoying a private open aspect to the rear. There is a further front garden which can be accessed directly from the property via glazed patio doors in the sitting room, providing a further good sized garden area. A driveway provides parking and leads to a garage / store.

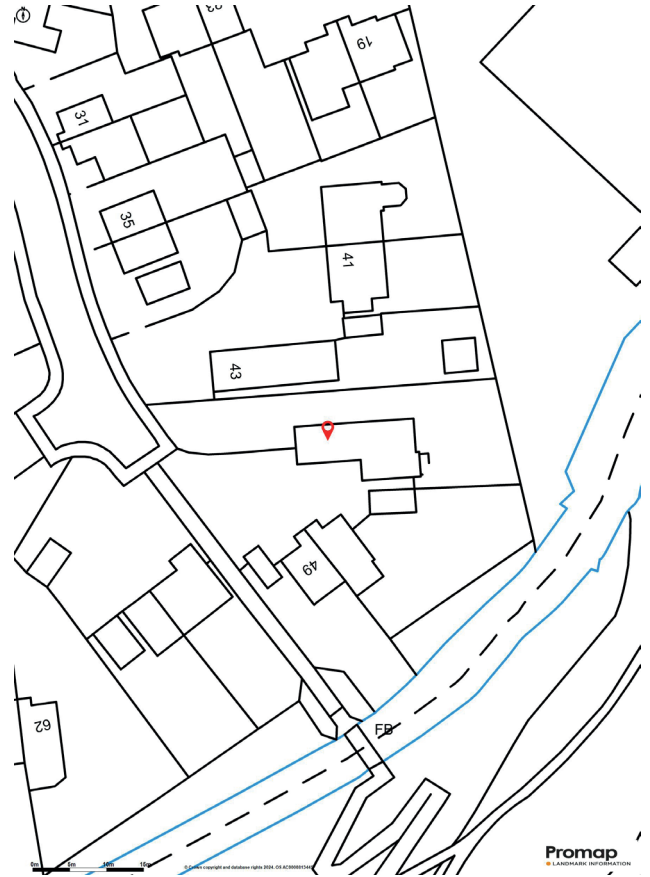
Services

All mains services connected.

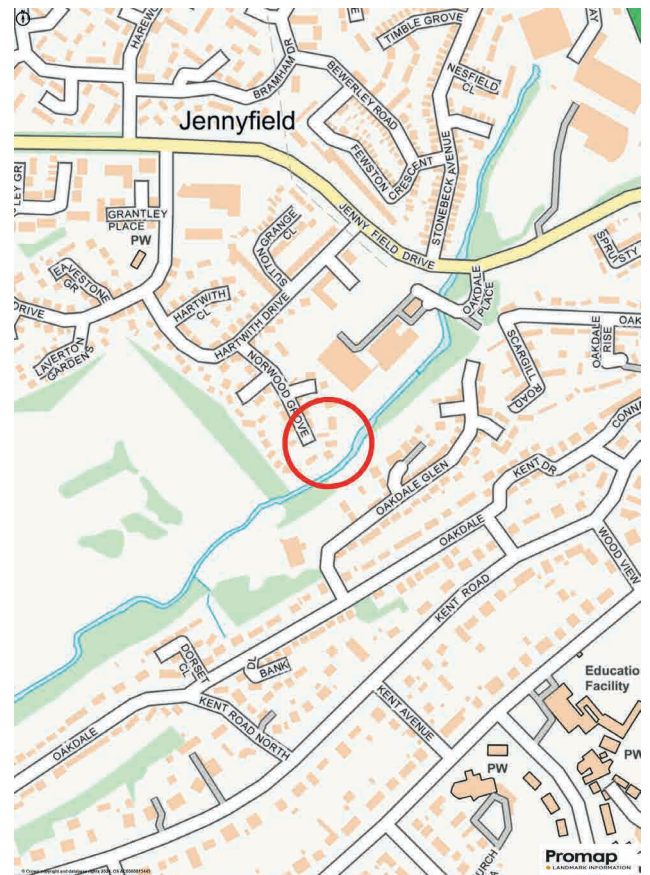
Tenure

Freehold

Council Tax Band - E



Promap
LANDMARK INFORMATION



Promap
LANDMARK INFORMATION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92-100)	A		
(81-91)	B		84
(69-80)	C	73	
(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	
www.epc4u.com			

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