



49 PARK GROVE, KNARESBOROUGH HG5

NORTH
RESIDENTIAL

A perfectly positioned family home within a mature and private plot.

49 Park Grove is an impressive family home perfectly positioned within its excellent private plot in the heart of Knaresborough.

Offering a superb lifestyle within striking distance of excellent primary and secondary schools, shops, bars/ restaurants and excellent transport links to Harrogate, York and further afield.

Boasting an abundance of charm and character throughout, this home offers any new buyer the opportunity to make it their own.

Offering excellent and well-proportioned internal accommodation along with double garage and an immaculately and well-manicured, private garden the property briefly comprises; vestibule, warm and welcoming entrance hall and w/c.



Tenure
Freehold

Local Authority
Harrogate Council

Council Tax Band
Band E







Property Description.

To each side of the hall are two formal reception rooms, both with bay windows and feature fire surrounds - the lounge benefits from a working open fire.

To the rear of the property is an open plan dining kitchen with integrated appliances and French doors lead out to the garden.

To the first floor are three double bedrooms all benefitting from fitted cupboards - the front two rooms benefit from dual aspect windows. Modern house bathroom with roll top bath and walk in shower.

To the second floor is a further double bedroom, bedroom 5/ home office and plenty of walk-in storage.

Outside and to the front of the property, the planted borders, box hedging and trees offer great privacy and great kerb appeal to the front of the house.

The block paved driveway to the right allows off street parking for multiple cars and access into the double garage.

The phenomenal and sizeable private garden lies to the rear of the property, mainly laid to lawn with planted borders perfectly placed trees to optimise privacy and patio seating - this garden is a perfect space to enjoy with friends and family.

*Accessed from the garden is a useful storage space.







Main House Area = 199.40 sq m / 2,147 sq ft
 Garage = 31.40 sq m / 337 sq m
 Total = 230.80 sq m / 2,484
 All measurements are approximate and for display purposes only

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

