

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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5 Unity Grove, Harrogate, North Yorkshire, HG1 2AQ

£269,950

Guide Price

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 5 Unity Grove, Harrogate, North Yorkshire, HG1 2AQ

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A well-presented two-bedroom stone-fronted townhouse with garage, situated in this fashionable and popular location just off King's Road.

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The property has been modernised by the current owners and provides good-sized accommodation comprising two reception rooms, together with a modern kitchen, two double bedrooms and bathroom with separate WC. There is also an enclosed courtyard garden and single garage.

Unity Grove is a desirable residential street, situated close to the excellent amenities along King's Road and is within easy walking distance of Harrogate town centre and its railway station.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A reception room with bay window to front and fireplace with living-flame gas fire.

### **DINING ROOM**

A further reception room with under-stairs cupboard.

### **KITCHEN**

With a modern range of fitted wall and base units with worktop and breakfast bar. Induction hob, integrated oven and space for appliances.



## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted wardrobes.

### **BEDROOM 2**

A further double bedroom.

### **BATHROOM**

A modern white suite, comprising basin, bath and shower with heated towel rail.

### **SEPARATE WC**

### **OUTSIDE**

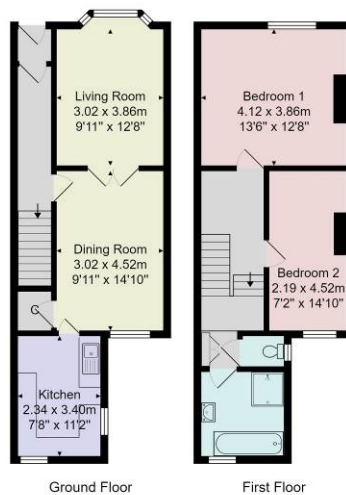
There is a small enclosed courtyard garden, together with a single garage located at the rear of the property.



**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 87.6 m<sup>2</sup> ... 943 ft<sup>2</sup>  
 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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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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