



2 Norwood Grove, Harrogate, North Yorkshire, HG3 2XL

£275,000

Guide Price

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A well-presented and extended three-bedroom semi-detached house with attractive garden and parking, situated in this desirable location well served by amenities and close to Harrogate town centre.

This excellent property provides generous and flexible accommodation comprising a sitting room, modern dining kitchen and ground-floor office / utility room, together with three good-sized bedrooms, extended dressing room and bathroom. A driveway provides parking for two vehicles, and there is an attractive garden to the rear.

The property is situated in this desirable location, well served by excellent local amenities and just a short distance from Harrogate to town centre.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with window to front and under-stairs storage area.

DINING KITCHEN

With a range of fitted units with quartz, worktop and breakfast bar. Integrated fridge / freezer and space for appliances. Glazed doors lead to the garden.

OFFICE / UTILITY ROOM

An additional room providing a useful workspace or potential utility room with window overlooking the garden and plumbing for utilities.



FIRST FLOOR

BEDROOM 1

A double bedroom with adjoining dressing room.

BEDROOM 2

A double bedroom.

BEDROOM 3

A further bedroom.

BATHROOM

With WC, washbasin, and bath with shower above



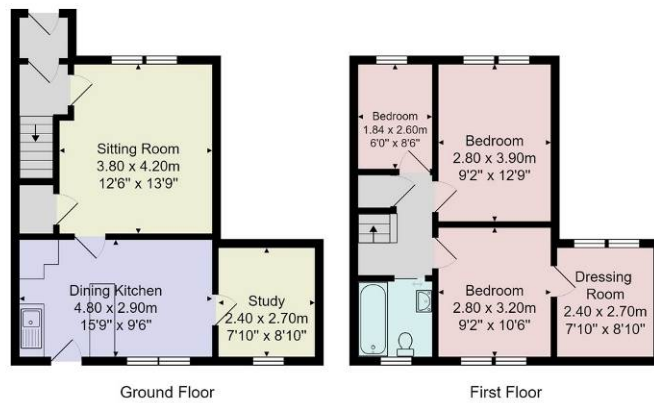
OUTSIDE

A driveway provides parking for two vehicles to the rear, plus an attractive garden with lawn, patio and timber garden shed.

Tenure - Freehold

Council Tax Band - C





Ground Floor

First Floor

Total Area: 84.9 m² ... 914 ft²

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(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			