



20 Grove Street, Harrogate, North Yorkshire, HG2 7PH

£189,950

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A superb two-bedroom end townhouse offering deceptively generous and well-appointed accommodation arranged over three levels.

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This great house has the benefit of gas central heating, uPVC double glazing, and modern kitchen and bathroom fittings.

The property enjoys a most convenient residential position close to local amenities, popular shopping parade and Starbeck railway station.





In brief, the accommodation comprises –

## **GROUND FLOOR**

### **ENTRANCE HALL**

### **LOUNGE**

Window to front, central heating radiator and fireplace.

### **DINING KITCHEN**

A stylish kitchen comprising a range of wall and base units, fitted appliances and a range-style cooker.

### **UTILITY / STOREROOM**

Plumbing for washing machine.

## **FIRST FLOOR**

### **SPACIOUS LANDING**

With built-in cupboard.

### **BEDROOM 2**

Window to front, central heating radiator and built-in wardrobe.

### **BATHROOM**

Three-piece white suite comprising bath, low-flush WC and pedestal washbasin. Modern tiling.

## **SECOND FLOOR**

### **BEDROOM 1**

A very good-sized bedroom with central heating radiator and Velux window.

### **OUTSIDE**

Attractive enclosed courtyard-style garden to the rear.

**Tenure - Freehold**

**Council Tax Band - A**

