

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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

£325,000

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THE HOME OF PROPERTY
• SINCE •
1921

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

A spacious three-bedroom stone-built terraced property which provides stylish accommodation over three levels.

The impressive accommodation has the advantage of three double bedrooms, and modern bathroom with free-standing bath. On the ground floor there are two reception rooms and there is a well-equipped kitchen. To the rear there is a good-sized courtyard garden which could potentially provide off-street parking.

Unity Grove is located close to the excellent amenities on King's Road, which include a parade of shops, and Harrogate town centre is within easy walking distance.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

Bay window to front, oak floor, central heating radiator and attractive fireplace with multi-fuel stove.

DINING ROOM

A further reception room with window to rear, central heating radiator and ornamental cast-iron fireplace. Under-stairs cupboard.

KITCHEN

With a range of wall and base units and work surfaces with inset sink. Gas hob with extractor above, integrated electric oven, space and plumbing for washing machine and dishwasher. Window to side and door leading to the garden. Central heating radiator.



FIRST FLOOR

BEDROOM 1

A double bedroom with window to front, central heating radiator and attractive ornamental cast-iron fireplace.

BEDROOM 2

A double bedroom with window to rear and central heating radiator.

BATHROOM

A modern fitted suite comprising free-standing bath, washbasin and shower. Window to rear and central heating radiator.

SEPARATE WC

With low-flush WC and washbasin. Window to side.

SECOND FLOOR

BEDROOM 3

A double bedroom with skylight windows to front and rear, central heating radiator and eaves storage.

EAVES STORAGE

A door from the landing leads to a large storage area.

OUTSIDE

To the rear there is a good-sized courtyard garden with paved sitting area and artificial grass. Potential to adapt for use as off-street parking if required.

Tenure - Freehold

Council Tax Band - B





Total Area: 120.9 m² ... 1301 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk