



9 Harrison Grove, Harrogate, North Yorkshire, HG1 4QJ

£275,000

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A very spacious and well-presented three / four-bedroom town house in this quiet and convenient location just off The Avenue.

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This well-appointed home provides generous accommodation, with two good-sized reception rooms, kitchen, three bedrooms and modern bathroom, plus stairs leading to an attic room, which provides useful additional space. To the rear of the property there is a paved courtyard garden with a single garage.

Harrison Grove is situated just off The Avenue and is a quiet tree-lined street, convenient for a range of local amenities including shops, schools and railway station.





## **GROUND FLOOR**

### **ENTRANCE HALL**

Central heating radiator.

### **SITTING ROOM**

A spacious reception room with bay window to front, central heating radiator and log-burner.

### **DINING ROOM**

A further spacious reception room with window to rear and central heating radiator. Attractive fireplace with living-flame gas fire.

### **KITCHEN**

Having a range of wall and base units and work surfaces with inset Belfast sink. Range cooker, plumbing for washing machine and dishwasher, space for fridge / freezer. Windows and exterior door to side. Under-stairs storage area and central heating radiator.



## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom with windows to front, central heating radiator and fitted wardrobes.

### **BEDROOM 2**

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

### **BEDROOM 3**

Windows to rear and central heating radiator.



### **BATHROOM**

A modern white suite comprising low-flush WC, washbasin and bath with shower above. Heated towel radiator and window to side.

## **SECOND FLOOR**

### **ATTIC ROOM**

A useful additional space with Velux windows to front and rear. Eaves storage.

### **OUTSIDE**

To the rear of the property there is a well-presented courtyard garden together with a single garage with power and light.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 131.8 m<sup>2</sup> ... 1419 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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