



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

**£265,000**

Offers Over

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

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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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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		