

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



5 Plompton Grove, Harrogate, North Yorkshire, HG2 7DP

£250,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

5 Plompton Grove, Harrogate, North Yorkshire, HG2 7DP

A good-sized semi-detached bungalow occupying a generous plot with garage and garden, situated at the head of a quiet cul-de-sac within this desirable location on the eastern side of Harrogate town centre.

This spacious bungalow provides flexible accommodation over two floors. On the ground floor there is a sitting room, together with a conservatory extension, kitchen, ground floor double bedroom and dining room / additional bedroom and bathroom. Upstairs, there is a further double bedroom and generous eaves storage. The property occupies a particularly generous plot with a driveway, garage and garden surrounding the property.

The property is located on a quiet residential street, well served by local amenities and convenient for Harrogate town centre as well as Knaresborough and the A1(M). Offered for sale with no onward chain.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with glazed sliding doors leading to a conservatory.

CONSERVATORY

Providing a further sitting area with windows overlooking the garden.

KITCHEN

With a range of fitted units and space for appliances.

DINING ROOM / BEDROOM 3

A further reception room providing a dining area or potential third bedroom.

BEDROOM 1

A large double bedroom with fitted wardrobes.

BATHROOM

With WC, washbasin and bath.

FIRST FLOOR

BEDROOM 2

A double bedroom with fitted wardrobes. There is access to a large eaves storage space.

OUTSIDE

The property occupies a good-sized plot with a drive providing ample parking which leads to a detached single garage. Rear garden with lawn, planted borders and paved sitting area.

Tenure - Freehold

Council Tax Band - C





Total Area: 88.8 m² ... 956 ft² (excluding eaves storage)
 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.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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			