



12 Grange Avenue, Harrogate, North Yorkshire, HG1 2AG

£375,000

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A stunning four-bedroom town house providing deceptively spacious and recently refurbished accommodation over three floors.

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This superb property features a stunning open-plan dining kitchen, modern bathroom and en-suite, uPVC double glazing, gas central heating system, and also benefits from an attractive courtyard garden. A particular feature of the property is the spacious accommodation, with its four double bedrooms.

The property enjoys an extremely convenient position just off King's Road, close to a parade of shops and within easy walking distance of the town centre.





## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

With large window to front and central heating radiator.

### DINING KITCHEN

A stunning open-plan kitchen and dining area with ornamental range cooker and glazed doors leading to the garden. The kitchen comprises a range of stylish fitted units with quartz worktop and Belfast sink. Range cooker, integrated fridge / freezer and dishwasher. Space and plumbing for washing machine.



### FIRST FLOOR

#### BEDROOM 1

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

#### BEDROOM 2

Window to rear, central heating radiator.

### HOUSE BATHROOM

A stunning modern white suite with low-flush WC, washbasin set atop a vanity unit, bath with shower above. Heated towel rail, tiled floor with under-floor heating.



### SECOND FLOOR

#### BEDROOM 3

Window to rear, central heating radiator and eaves storage.

### EN-SUITE SHOWER ROOM

A newly fitted modern white suite comprising low-flush WC, washbasin set within a vanity unit, walk-in shower, tiled wall and floors and heated towel rail.

#### BEDROOM 4

Window to front, central heating radiator and eaves storage.

### OUTSIDE

A small forecourt garden to the front sets the property back from the road. To the rear is an attractive courtyard garden with artificial grass providing a pleasant outdoor sitting area.



**Tenure** - Freehold



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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](mailto:sales@verityfrearson.co.uk)