



2 Kirkham Grove, Harrogate, North Yorkshire, HG1 4EW

£265,000



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A well-presented three-bedroomed semi-detached house occupying a particularly generous plot with good-sized gardens to three sides.

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The property has a spacious kitchen and living room, three good-sized bedrooms and modern bathroom.

Situated in this popular north Harrogate district, close to a range of amenities and just a short walk from Harrogate town centre.





## **GROUND FLOOR ENTRANCE HALL**

### **LIVING / DINING ROOM**

With space for sitting and dining areas. Windows to front and rear, two central heating radiators.

### **KITCHEN**

A spacious kitchen with a range of wall and base units and work surfaces having inset stainless-steel sink and drainer. Point for range-style gas cooker, plumbing for under-counter washing machine and dishwasher, and space for fridge / freezer. Two central heating radiators. Window to rear and side. Exterior door to side and under-stairs cupboard.

## **FIRST FLOOR**

### **LANDING**

Access to part-boarded loft space via pull-down ladder. Storage cupboard.

### **BEDROOM 1**

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

### **BEDROOM 2**

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

### **BEDROOM 3**

A further good-sized bedroom with window to front, central heating radiator and fitted wardrobe.

### **BATHROOM**

A fitted white suite comprising low-flush WC, washbasin and bath with shower above. Tiling to walls and floor. Window to rear and central heating radiator.

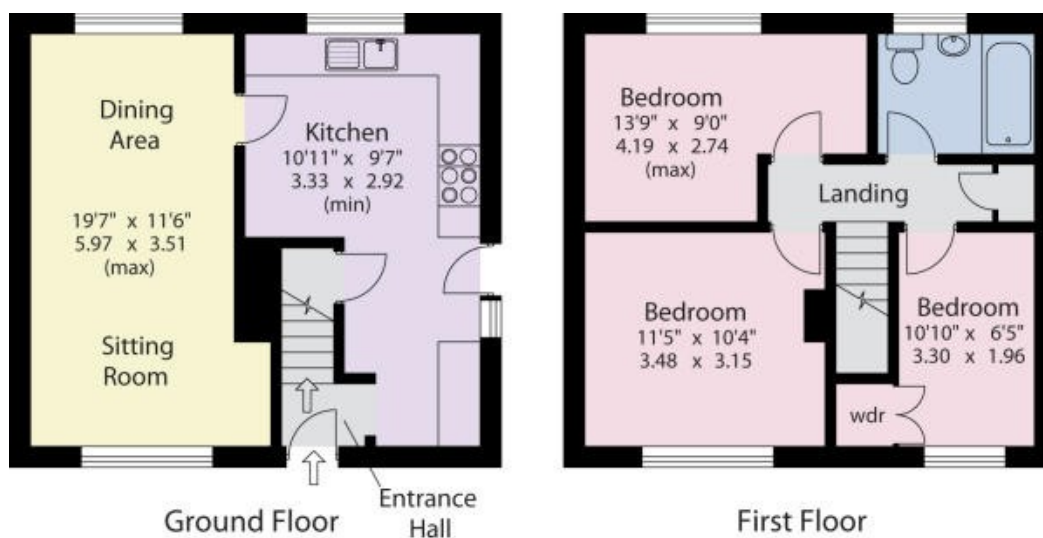
### **OUTSIDE**

The property occupies a particularly generous plot with ample parking to front and side and garden with artificial grass and shed. To the side there is a paved sitting area which enjoys a south-facing aspect.

**Tenure** - Freehold

**Council Tax Band** - B





Approx Gross Floor Area = 849 Sq. Feet  
= 78.70 Sq. Metres

## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		