



1 Ashville Grove, Harrogate, North Yorkshire, HG2 9LW

£325,000

Offers Over

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A superb opportunity to purchase a well-presented three-bedroom semi-detached property situated in a delightful and quiet cul-de-sac, enjoying a popular position to the south side of Harrogate, well served by excellent amenities and popular local schools.

This excellent property has been very well maintained and has the advantage of central heating and double glazing and provides well-appointed accommodation comprising a hallway which leads to the sitting room and generous living kitchen with three bedrooms and a modern bathroom.





GROUND FLOOR

ENTRANCE PORCH

LOUNGE

Double-glazed window to the front, fireplace and central heating radiator.

STUNNING LIVING KITCHEN

A superb room with range of modern wall and base units and Integrated appliances. Double-glazed window to the side and rear. Dining and living area with log-burner.

FIRST FLOOR

LANDING

Storage cupboard, double-glazed window to the side.

BEDROOM 1

Double-glazed window to the front, fitted wardrobe, central heating radiator.

BEDROOM 2

Double-glazed window to the rear, central heating radiator, fitted wardrobe and cupboard.

BEDROOM 3

Double-glazed window to the rear, central heating radiator, loft access for extra storage.

BATHROOM

Heated towel rail. Washbasin, WC, and walk-in shower. Double-glazed window to the side.

OUTSIDE

Private and attractive easy-to-maintain rear garden with gate to the rear and a summerhouse.

Tenure - Freehold

Council Tax Band - C

EPC RATING - D





Total Area: 76.2 m² ... 820 ft² (excluding garage)
 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

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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			