



**14 Wayside Grove, Harrogate, North Yorkshire, HG2 8NR**

**£350,000**

Guide Price



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A well-presented three-bedroom semi-detached house with a good sized garden, situated in this desirable position within the "Saints" area of Harrogate.

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This super home has the benefit of a large reception room with sitting and dining areas and glazed doors leading to the garden, together with a separate kitchen and downstairs to WC. Upstairs, there are three good-sized bedrooms and a bathroom. To the rear of the property there is a garden with lawn and paved sitting areas, and a driveway provides ample parking and leads to a garage.

The property is situated in this ever-popular location, close to excellent local amenities, which include popular schools, shops, Hornbeam Park railway station and the famous Harrogate Stray.







## **GROUND FLOOR ENTRANCE HALL**

### **CLOAKROOM**

With WC and washbasin.

### **SITTING / DINING ROOM**

A spacious reception room with sitting and dining areas. Glazed patio doors lead to the garden.

### **KITCHEN**

With a range of fitted units with gas hob, integrated oven and space and plumbing for additional appliances.



## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms on the first floor.

### **BATHROOM**

With WC, washbasin and bath with shower above. Fitted cupboard.

### **OUTSIDE**

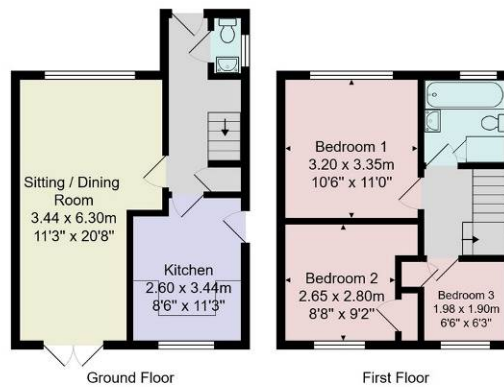
A driveway provides parking and leads to a large garage. There is an attractive rear garden with lawn, planted borders and paved sitting area enjoying a delightful southwest-facing aspect.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 69.9 m<sup>2</sup> ... 752 ft<sup>2</sup>  
 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	
(81-91)	B	84
(69-80)	C	70
(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		
WWW.EPC4U.COM		