



10 Harrison Grove, Harrogate, North Yorkshire, HG1 4QJ

£275,000

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A well-presented three-bedroom mid-terrace home, featuring a spacious attic, situated in a quiet and convenient location just off The Avenue, a tree-lined street within easy reach of local shops, schools, and the railway station.

This beautifully presented three-bedroom mid-terraced home combines traditional Victorian character with modern updates. The property features high ceilings, sash windows, and a bay-fronted sitting room, creating a bright and welcoming interior.

Harrison Grove is situated just off The Avenue, a quiet tree-lined street, within easy reach of local shops, schools, and the railway station, offering a peaceful yet convenient setting.





The accommodation briefly comprises –

GROUND FLOOR

entrance vestibule and hallway; bay-fronted sitting room with cast iron fireplace ; dining room with useful understairs storage; modern kitchen with granite work surfaces, inset stainless-steel sink, induction hob, slide-and-hide oven, and plumbing and space for a washing machine and tumble dryer, rear entrance with space for tall fridge / freezer, and ground-floor WC.

FIRST FLOOR

On the first floor there are two double bedrooms, a house bathroom with panelled bath, separate shower enclosure, low-flush WC, and pedestal washbasin, leading to an additional versatile room ideal as a bedroom, office or dressing room.

SECOND FLOOR

A fixed staircase leads to a spacious attic, currently configured as a bedroom, with eaves storage and Velux windows.

OUTSIDE

Externally, there is a paved forecourt garden to the front and a delightful enclosed paved garden to the rear, perfect for outdoor seating and entertaining, complete with a brick shed.

Tenure - Freehold

Council Tax Band - B





Total Area: 138.0 m² ... 1485 ft²
 All measurements are approximate and for display purposes only.
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