



VERITY
FREARSON

31 GROVE ROAD, HARROGATE, HG1 5EW

£485,000

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Harrogate, HG1 5EW

A beautifully presented and thoughtfully extended three-bedroom town house, occupying a convenient and highly sought-after position, well served by the excellent amenities on King's Road and within easy walking distance of Harrogate town centre.

This superb home offers spacious and stylish accommodation arranged over three floors, combining character features with high-quality modern finishes.

Situated in this convenient and highly sought-after location, the property is well served by the excellent nearby amenities on King's Road, including shops, cafés, restaurants and everyday conveniences. Harrogate town centre is within easy walking distance, offering an extensive range of retail, leisure and dining facilities, together with superb transport links including mainline rail services to Leeds and York.



Sitting Room · Living Kitchen · Utility Room

3 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Larger-Than-Average Enclosed Garden







ACCOMMODATION

GROUND FLOOR

The elegant lounge provides a welcoming reception space, featuring high ceilings with decorative coving and recessed lighting. A large bay window to the front elevation allows excellent natural light, while contemporary wall-mounted media shelving creates a sleek focal point. Tastefully decorated in neutral tones, this is a comfortable yet refined living space ideal for relaxing or entertaining.

To the rear lies the stunning extended open-plan living dining kitchen - the true heart of the home. Fitted with a comprehensive range of contemporary handleless units complemented by quality work surfaces and tiled flooring with under-floor heating, the kitchen includes integrated double ovens, microwave, coffee machine and gas hob with stainless-steel extractor canopy. A generous peninsula provides additional preparation space and informal seating.

The dining area comfortably accommodates a large family table and benefits from a roof lantern/skylight and recessed lighting, creating a bright and airy feel. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

A separate utility room provides additional storage and appliance space, ensuring the main kitchen remains uncluttered. There is also a useful basement room offering excellent storage.

FIRST FLOOR

Located on the first floor, the principal bedroom suite is generously proportioned and beautifully presented, enjoying excellent natural light and extensive fitted wardrobes providing superb storage.

The luxurious en-suite bathroom is stylishly appointed with contemporary tiling and high-quality fittings, including a deep inset bath and a large walk-in shower enclosure with premium Italian-designed controls and fittings.

A wall-hung wash basin, concealed cistern WC and heated towel rail complete this impressive and spa-like space.

Also situated on the first floor is the stylish house bathroom, serving the remaining bedrooms. Finished in attractive neutral tiling, it features a spacious walk-in shower with glass screen and rainfall-style shower head, wall-hung wash basin and concealed cistern WC, creating a sleek and modern finish.

SECOND FLOOR

To the second floor are two further well-proportioned double bedrooms, offering flexible accommodation ideal for family members, guests or home working. One bedroom is a spacious and light-filled double with ample space for free-standing furniture and a calm, neutral finish. The additional bedroom is a slightly smaller double featuring a Velux roof window, making it an ideal guest room, nursery or home office.

FLOOR PLAN



Total Area: 167.1 m² ... 1799 ft²

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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Outside

To the front of the property is a driveway providing valuable off-road parking, together with a low-maintenance gravelled forecourt. To the rear is a larger-than-average enclosed garden, offering an attractive and versatile outdoor space. The garden features a lawned area, paved patio terraces ideal for outdoor dining and entertaining, and steps leading to a further seating area. A rear access gate and additional hard-standing provide further parking if required.

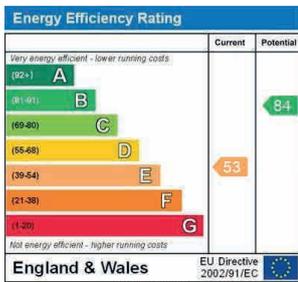
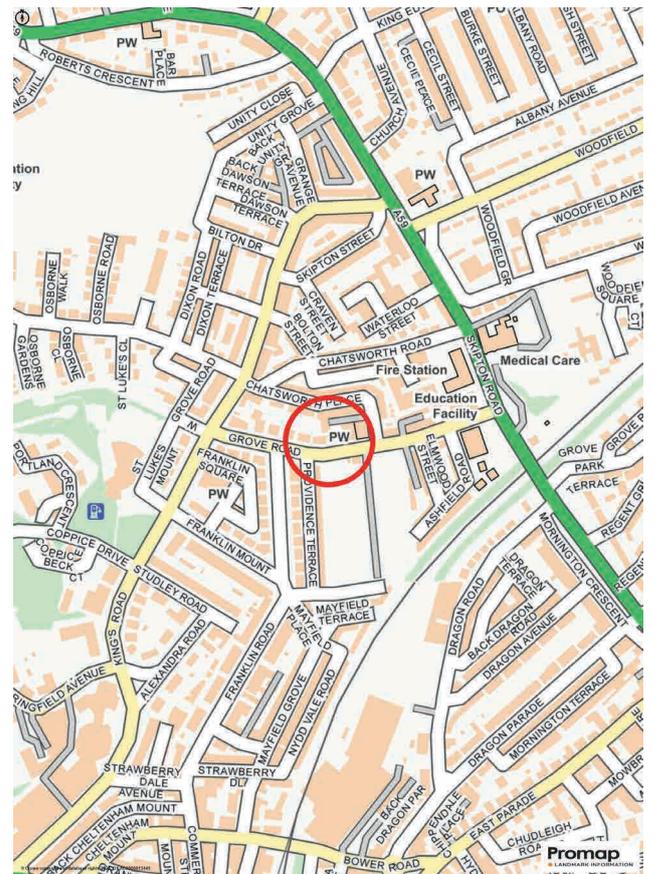
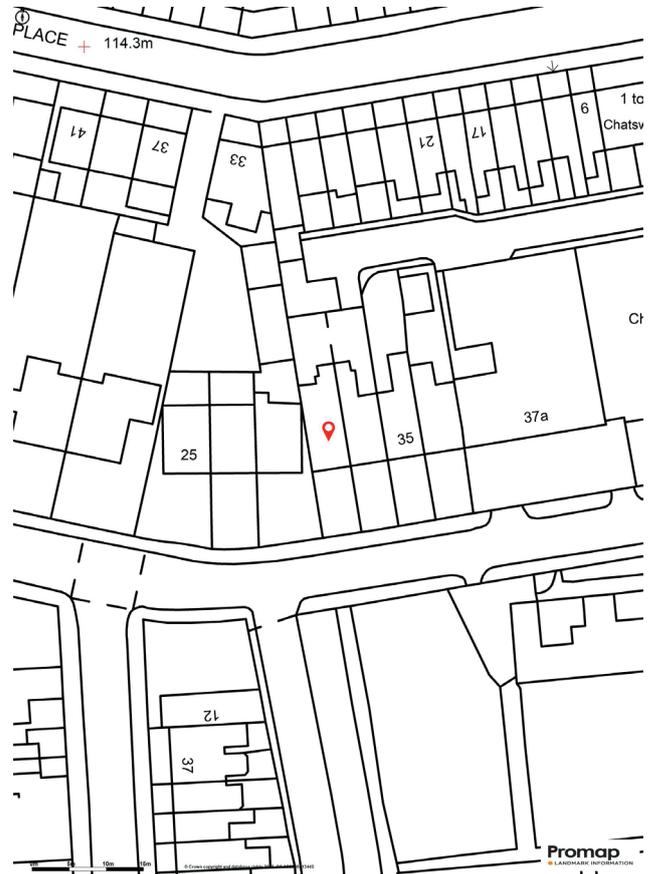
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

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