



## 11 Unity Grove, Harrogate

£289,950 Guide Price



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A spacious three-bedroom stone-built terraced property which provides stylish accommodation over three levels. The impressive accommodation has the advantage of three double bedrooms and modern bathroom. On the ground floor there are two reception rooms and there is a well-equipped kitchen. To the rear there is a good-sized courtyard garden. Unity Grove is located close to the excellent amenities on King's Road, which include a parade of shops, and Harrogate town centre is within easy walking distance.

#### OUTSIDE

To the rear of the property there is an enclosed courtyard garden, providing an excellent outdoor entertaining space.

#### AGENTS NOTE

The property has recently undergone a re-roof and some damp proofing works.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



**GROUND FLOOR**  
**ENTRANCE HALL**

**SITTING ROOM** A spacious reception room with bay window.

**DINING ROOM** A further reception room providing dining area. Window to rear. Fitted cupboard and under-stairs cupboard.

**KITCHEN** With a range of fitted wall and base units with electric hob, integrated oven and space for appliances.

**FIRST FLOOR**

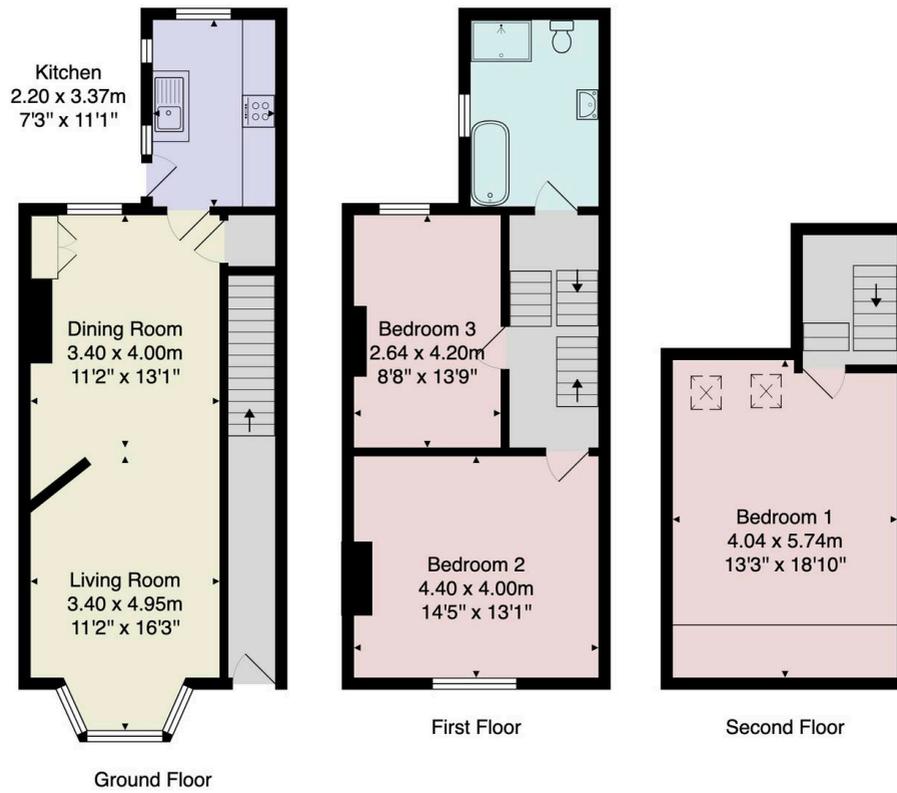
**BATHROOM** A white suite comprising WC, washbasin set within a vanity unit, bath and shower. Heated towel rail.

**BEDROOMS** There are two good-sized bedrooms, each with ornamental fireplaces.

**SECOND FLOOR**

**BEDROOM** There is a third bedroom on the second floor, which is a spacious double bedroom with skylight windows.





Total Area: 118.2 m<sup>2</sup> ... 1272 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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