



Grove Street, Harrogate, HG2 7PH

NO CHAIN | Open plan living kitchen | Arranged over three floors | Bedroom one en-suite | Refurbished to a high standard | Ideal for investors & first time buyers | Close to Starbeck railway station | Well presented throughout

Offers Over: £190,000



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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A character three- bedroom mid-terrace home, arranged over three floors and refurbished to a high standard throughout. The property is located within close proximity of Starbeck railway station and would be an ideal purchase for investors and first-time buyers.

Offering generous living space throughout, the accommodation comprises: Open plan living to the ground floor with log burner, high quality kitchen, central island, breakfast bar, integrated appliances and utility cupboard.

To the first floor are two bedrooms, bedroom one with en-suite shower room, house bathroom and a further second floor bedroom.

To the outside is an enclosed rear courtyard garden and the property has the benefit of on-street parking to the front.



Lounge Kitchen

23'2" x 12'5" 7.07m x 3.81m

Access via UPVC entrance door, UPVC double glazed window to front elevation, radiator, stairs to first floor, laminate flooring, fire place with burner, through to Kitchen with modern wall and base mounted units with working surfaces over, inset stainless steel sink unit with mixer tap, inset four ring ceramic hob with extractor hood over and electric oven under, integrated dishwasher. Central island with breakfast bar, under stairs storage cupboard, UPVC double glazed window to rear elevation, UPVC double glazed door to rear courtyard. Door to:

Utility Room

7'10" x 4'4" 2.16m x 1.34m

Worktop with plumbing and space for washing machine below. UPVC double glazed window to side elevation.

First floor Landing

Doors to, stairs , stairs to second floor:

Bedroom One

11'0" x 9'9" 3.35m x 3.02m

UPVC double glazed window to front elevation, fitted wardrobes with mirrored doors, radiator. Door to:

En-Suite

Modern white suite comprising panel bath with mixer tap, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls.

Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, pedestal wash hand basin, part tiled walls, UPVC double glazed window to rear elevation.

Bedroom Two

12'6" x 6'1" 3.84m x 1.86m

Velux window to front elevation.

Bedroom Three

12'6" x 6'8" 3.84m x 2.07m

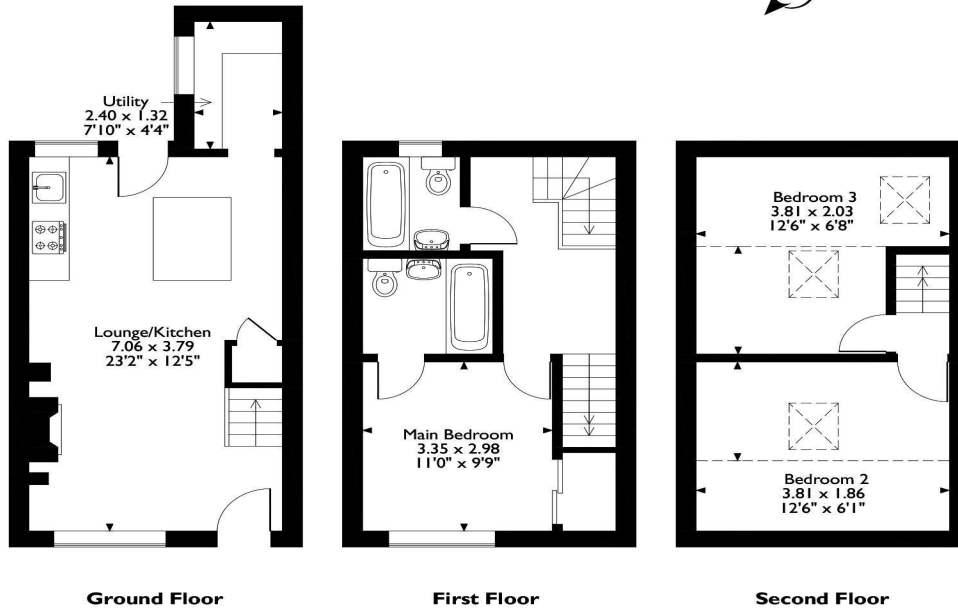
Velux window to rear elevation.

EPC

Environmental impact as this property produces 4.0 tonnes of CO2.



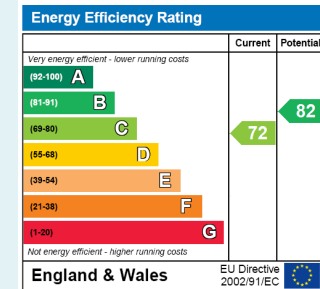
15 Grove Street, Harrogate, North Yorkshire
 Approximate Gross Internal Area
 72 Sq M/777 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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OPENING HOURS

9am - 5.30pm Monday to Friday, Saturday 9am
 -3.30pm and Sunday 11am - 2pm

