



Norwood Grove, Harrogate, HG3 2XL

- Spacious family home located in the quiet cul-de-sac of Norwood Grove
- Welcoming dining room perfect for entertaining guests
- Modern fitted kitchen offering both style and practicality
- Driveway providing ample off-road parking and electric charging point
- Conveniently located close to local amenities and Harrogate town centre
- Three generously sized double bedrooms ideal for families
- Bright and comfortable lounge with double doors opening to the garden
- Main bedroom benefits from a private en-suite shower room
- Attractive front lawn garden enhancing kerb appeal
- Council Tax Band C



Guide Price £300,000

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DESCRIPTION

Located in the cul-de-sac of Norwood Grove, this semi-detached house presents a rare opportunity for those seeking a spacious family home. With three generously sized double bedrooms, this property is perfect for families or couples looking for room to grow.

Upon entering, you are welcomed into a well-appointed dining room, ideal for entertaining. The lounge features double doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. The modern fitted kitchen is both functional and stylish, catering to all your culinary needs.

The first floor boasts three double bedrooms, with the main bedroom benefiting from an en-suite shower room, providing a private retreat. A contemporary house bathroom serves the other two bedrooms, ensuring convenience for all.

Outside, the property offers a driveway with ample off-road parking and an electric charging point, alongside a front lawn garden, enhancing the home's curb appeal. Side gated access leads to a beautifully proportioned private rear garden, predominantly laid to lawn, perfect for children to play or for hosting summer gatherings. The garden also features a charming summer house and a brick storage cupboard, adding to the practicality of the outdoor space. The rear the gardens are not over looked and leads into forestry.

Located close to local amenities and the vibrant Harrogate town centre, this home is ideally situated for those who appreciate convenience and community. With its high standard of presentation and generous living space, this property is a must-see for anyone looking to settle in a sought-after area.



EPC

Energy rating C

This property produces 2.9 tonnes of CO2

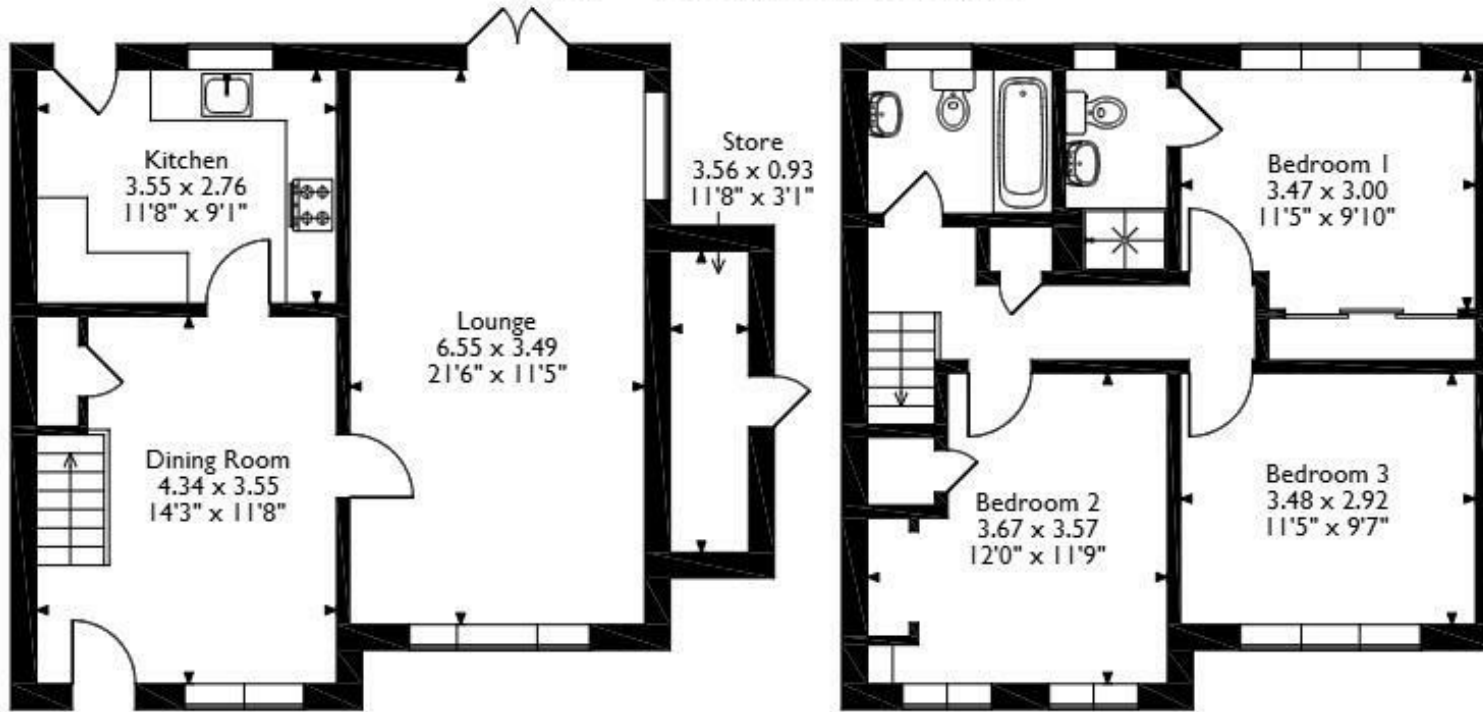
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C



Approximate Gross Internal Area
 Main House = 100 Sq M/1076 Sq Ft
 Outbuilding = 3 Sq M/32 Sq Ft
 Total = 103 Sq M/1108 Sq Ft



Ground Floor

First Floor

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.

Viewings

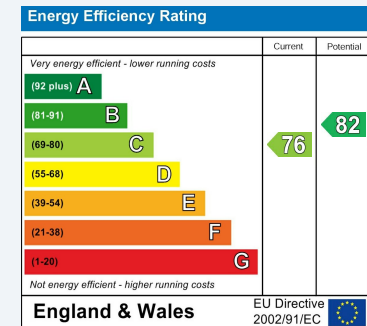
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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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Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
 Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

