



2 West Grove Road, Harrogate, HG1 2AD

- NO ONWARD CHAIN
- Two generous sized bedrooms, both with fitted wardrobes
- Well-appointed kitchen with high-quality Bosch integrated appliances
- Three private outdoor seating areas plus access to a communal garden space
- Allocated parking space
- Spacious reception room featuring a charming gas fireplace for cosy evenings
- Main bedroom includes a modern en-suite shower room
- Elegant oak flooring in the dining area
- Separate private front and rear entrances
- Council Tax Band D

Guide Price £390,000



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DESCRIPTION

NO ONWARD CHAIN This beautifully presented ground-floor apartment combines comfort, elegance, and practicality, offering a wonderful opportunity for those seeking stylish yet low-maintenance living in the heart of Harrogate.

The spacious reception room is warm and inviting, with a charming gas fireplace providing a perfect focal point for cosy evenings. Large doors open directly onto a private south-facing patio, leading into a landscaped communal garden—ideal for enjoying the sunshine, relaxing with a book, or entertaining friends.

There are two generously sized bedrooms, both featuring fitted wardrobes that offer ample storage. The main bedroom benefits from an en-suite shower room, creating a peaceful retreat with added privacy and convenience.

The well-appointed kitchen is a delight for any home cook, fitted with quality Bosch integrated appliances that make meal preparation effortless. The adjacent dining area features elegant oak flooring, adding a refined touch to the space and making it equally suited to casual meals or formal dining.

One of the standout features of this apartment is the abundance of outdoor space. With three private seating areas as well as access to a shared garden, there are plenty of spots to enjoy a morning coffee or dine al fresco. The property also benefits from separate private entrances at both the front and rear, with the rear entrance opening into a quiet, enclosed courtyard—offering additional privacy and a true sense of exclusivity.

Further enhancing the appeal of this home is the convenience of an allocated parking space and efficient gas central heating throughout, ensuring comfort in every season. The location is superb, just a short two-minute walk from local shops, charming cafés, and a nearby bus stop, offering excellent access to amenities, green spaces, and transport links.

With its thoughtful layout, tasteful finishes, and prime location, this apartment offers a rare chance to enjoy the best of Harrogate living.



EPC

Energy rating B

This property produces 2.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

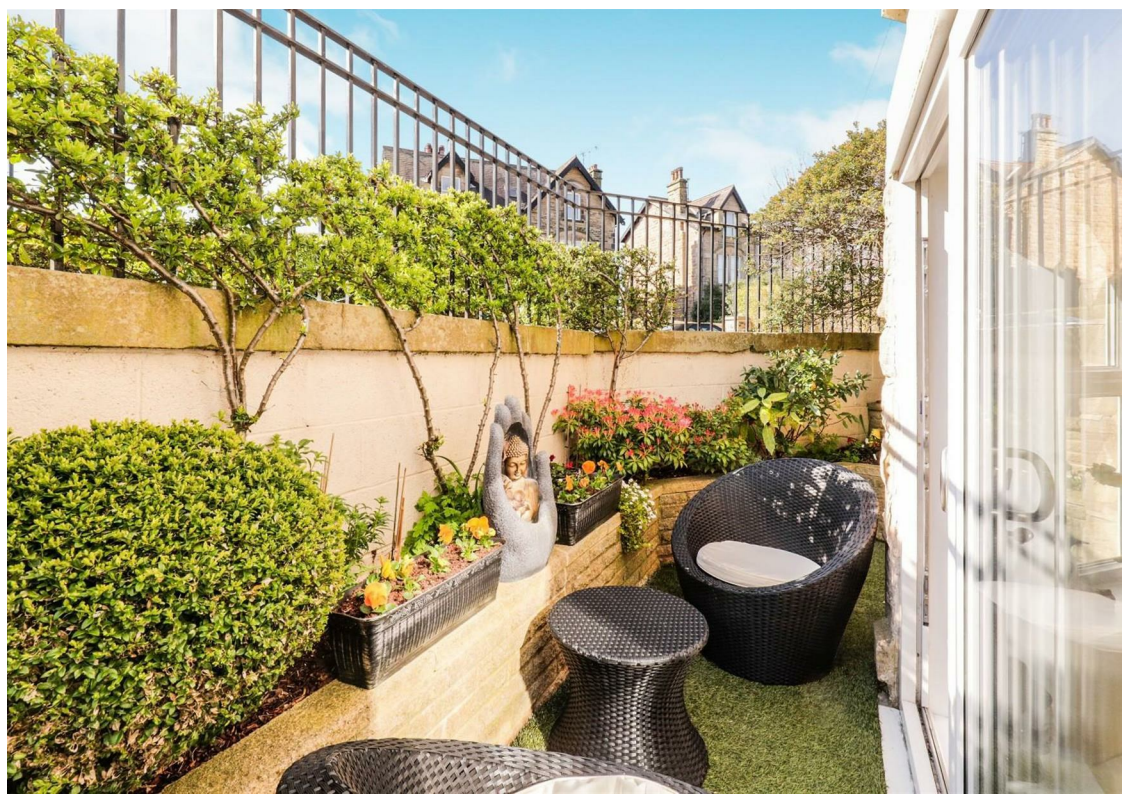
Leasehold Years remaining on lease: 987

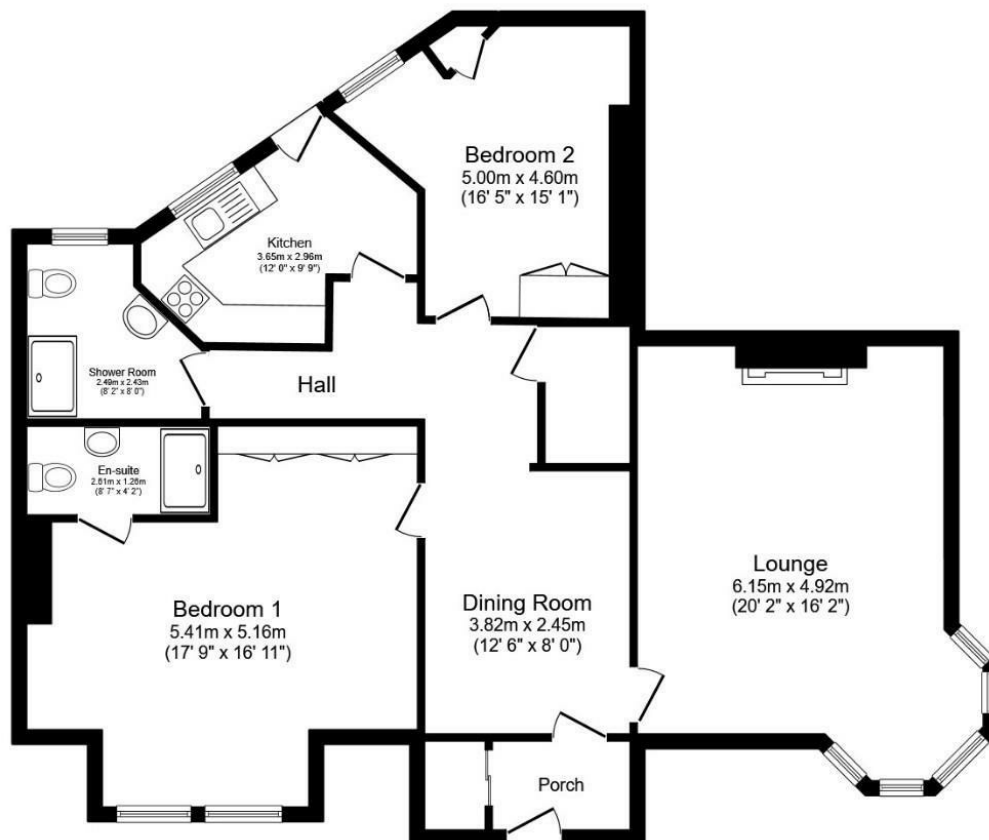
Each resident is a Director of the Management Company

Leasehold Annual Service Charge Amount £150 per month

Leasehold Ground Rent Amount £0

Council Tax Banding: D





Total floor area 107.4 sq.m. (1,156 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

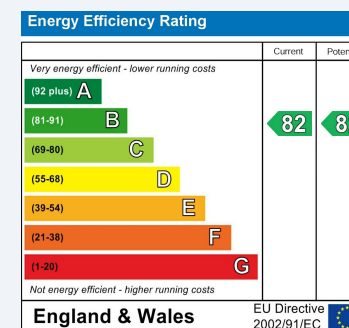
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.