







Halton Gill Grove, , Harrogate, HG3 2YS

- Modern three-bedroom semi-detached family home, beautifully presented throughout.
- Bright and generously sized living room with plenty of natural light.
- Driveway providing ample off-road parking for multiple vehicles.
- Low-maintenance enclosed rear garden with patio seating area, perfect for outdoor entertaining.
- Spacious and welcoming entrance hallway leading to well-planned living accommodation.
- Three well-proportioned bedrooms offering flexible space for families or home working.
- Stylish, modern family bathroom finished to a high standard.
- Sought-after residential location close to excellent schools, shops, parks, and transport links, with easy access to commuter routes.

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Asking Price £295,000

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DESCRIPTION

This beautifully presented three-bedroom semi-detached home offers stylish, modern living throughout and is an ideal choice for first-time buyers, growing families, or those looking to upsize. Ready to move straight into, this property combines spacious accommodation with practical family living.

The ground floor comprises a welcoming entrance hallway, a contemporary fitted kitchen/dining room perfect for family meals and entertaining, a generous and bright living room, and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms, offering flexible space for family life, guests, or a home office, together with a modern family bathroom finished to a high standard.

Externally, the property benefits from a low-maintenance enclosed rear garden with a patio seating area, ideal for relaxing or outdoor entertaining. To the front, a driveway provides ample off-road parking for multiple vehicles.

Situated in a highly sought-after residential location, the property is within easy reach of a wide range of local amenities, including shops, supermarkets, well-regarded schools, parks, and excellent transport links, making commuting and everyday living both convenient and enjoyable.

Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.







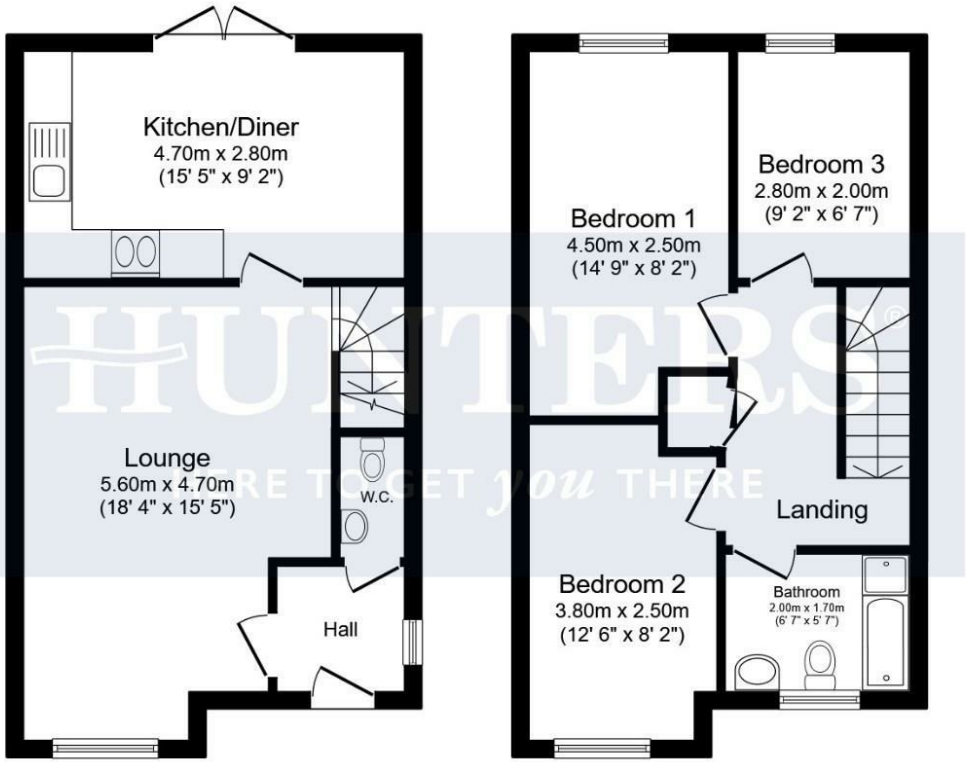












Total floor area 76.7 sq.m. (826 sq.ft.) approx

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 propertybox.io

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Viewings

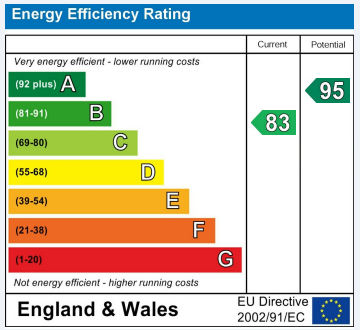
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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