



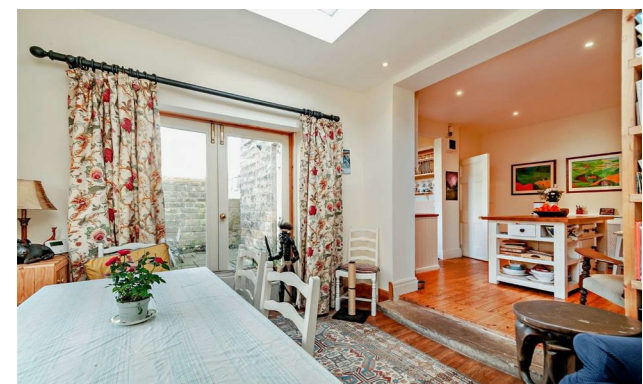
## The Grove, Harrogate, HG1 5NN

A truly delightful, period five bedroom semi-detached family home, built circa 1920 in the heart of the town. The property has been tastefully refurbished by the current owners over the years to retain the integrity of the building and has been extended to create generous and flexible living space throughout. Situated in this delightful cul-de-sac location with the Stray close by and the wide ranging amenities the town has to offer, this amazing home is sure to appeal to a range of buyers.

Offering a wealth of charm and character, the accommodation comprises: Entrance vestibule, hallway with stripped wooden floors, guest WC, sitting room with feature fire place, drawing room again with feature fireplace. In the heart of the house is an amazing open plan bespoke kitchen with a trap door leading down to under house storage, breakfast bar and central island and opens to an Orangery/morning room over looking the garden, a utility room and walk-in pantry completes the ground floor.

To the first floor are three large double bedrooms, one with en-suite bathroom and one currently used as a study and house bathroom with roll top bath. To the second floor is a landing/study area, two further double bedrooms and a shower room.

To the outside, gated access opens to attractive, mature walled gardens with various terraced seating areas allowing access to the sun all day, there is a lawn area and well stocked flower beds.



**Council Tax: E**



**Guide Price £795,000**

# The Grove, Harrogate HG1 5NN

## DESCRIPTION

### Entrance Vestibule

Access wooden entrance door, stain glass wooden door to:

### Entrance Hall

Wooden flooring, radiator, stairs to first floor, doors to:

### WC

Low level WC, wash hand basin.

### Sitting Room

15'1" x 14'9"

Double glazed sash bay window to front elevation, radiator,, feature fire place, TV point.

### Drawing Room

18'8" x 13'1"

Double glazed sash bay window to front elevation, radiator,, feature fire place, TV point.

### Kitchen Area

13'1" x 12'11"

Built in storage cupboard, wooden flooring, wooden island, radiator with cover, inset ceiling spot light, feature fire place opens through to Orangery/Morning Room. Through to:

### Kitchen

8'6" x 8'6"

Bespoke wall and base units with wooden working surfaces over with inset Belfast sink unit, Aga style Range cooker, under counter fridge/freezer, plumbing and space for slimline dishwasher, double glazed sash window to rear elevation, wooden access door to rear garden, door to:

### Utility / Walk-in Pantry

8'8" x 6'6"

Plumbing and space for washing machine, space for tumble dryer, wall mounted boiler, double glazed sash window to side elevation.

### Orangery / Morning Room

11'1" x 10'9"

Roof window, double glazed French doors to rear garden, double glazed windows to rear elevation.

### First Floor Landing

Stairs to second floor, doors to:

### Bedroom / Study

14'9" x 13'1"

Double glazed sash window to front elevation, radiator, built-in shelving, feature fire place.

### Bedroom

14'11" x 12'1"

Double glazed sash window to front elevation, radiator, wood flooring, feature fire place, built-in shelving.

### Bedroom

13'1" x 13'1"

Double glazed sash window to rear elevation, radiator, feature fire place, door to:

### Ensuite Bathroom

White suite comprising panel bath, low level WC, pedestal wash hand basin, radiator, double glazed sash window to rear elevation.

### Bathroom

Modern white suite comprising free

standing roll top bath, low level WC, pedestal wash hand basin, double glazed sash window to rear elevation, radiator,

### Second Floor Landing

Velux window, doors to:

### Bedroom

19'8" x 13'1"

Two Velux window, radiator, eaves storage.

### Bedroom

13'1" x 9'6"

Velux window, radiator.

### Shower Room

Shower cubicle, low level WC, pedestal wash hand basin, Velux window.

### Outside Space

Mature gardens surround the property with seating areas. To the rear is an enclosed garden with lawn area, raised seating area with walls to perimeters.

### EPC

Environmental impact as this property produces 16.0 tonnes of CO2.

### Material Information

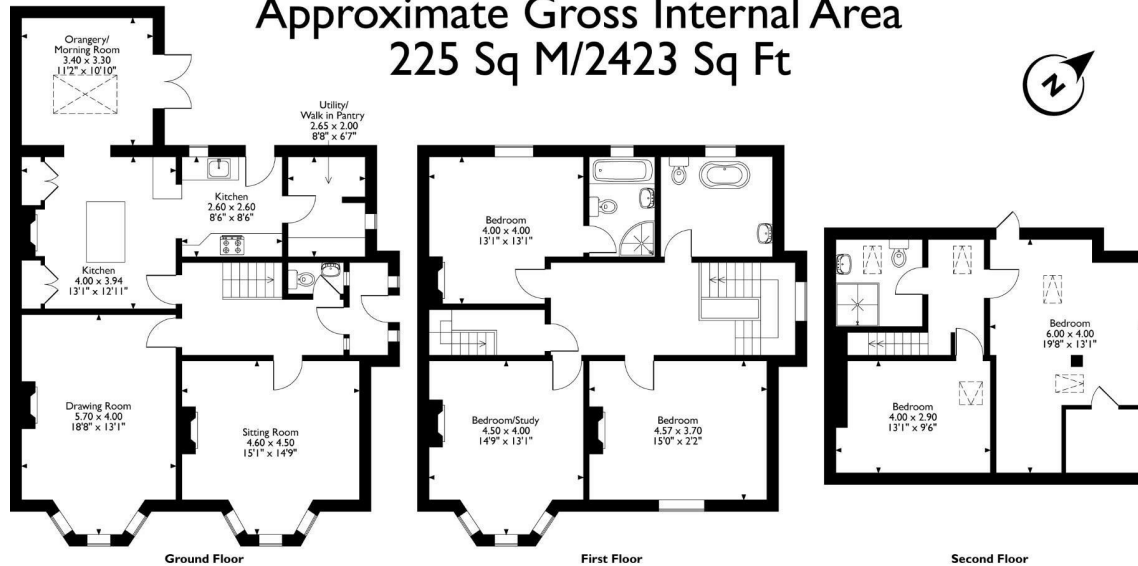
Tenure Type; Freehold  
Council Tax Banding; E





# 5 The Grove, Harrogate, North Yorkshire

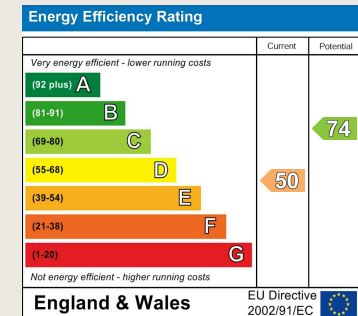
## Approximate Gross Internal Area 225 Sq M/2423 Sq Ft



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.



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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