



2 Bedroomed Terraced

**Offers expected between
£155,000 and £160,000**

13 Grove Street
Harrogate, HG2 7PH



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Nestled away on a quiet street on the edge of Starbeck, this charming terraced town house has a lovely welcoming feeling from the moment you step through the front door.

The wood-burning stove in the living room gives the property a homely, cosy feel, and the large open space of the modern dining kitchen has plenty of room for entertaining or family meals. A separate utility room offers useful storage and laundry space.

On the first floor is a bedroom of ample size to take a double bed and furniture, a large landing space suitable for a variety of uses, and a stylish modern shower room. A staircase leads up to a loft bedroom, the full depth and width of the house, with some eaves storage and two roof windows to let in natural light.

To the rear of the property is a secure storage shed and a pleasant south-facing courtyard for outside relaxation, which could easily offer off-street parking if desired.

13 Grove Street is a comfortable and inviting home in a very convenient and quiet location, and is in good condition ready to welcome new owners.

Surroundings

Starbeck is a thriving village between Harrogate and Knaresborough, linked to the towns by road and rail. Starbeck railway station is on the York-Harrogate-Leeds line, with regular services every day. There is a bustling high street of shops and food outlets, and a wide range of service businesses. A Morrison's supermarket lies almost within sight of the front door. Local children have access to several excellent primary and secondary schools. A popular local park is situated a couple of streets away.

Services

The property is connected to mains water, electricity, gas and drainage. Broadband internet is available in the area with speeds of up to 152Mbps.

Directions

From Harrogate town centre follow Station Parade to the traffic lights and turn left onto the A59 York Place heading for Knaresborough. Take the second exit at the 'Empress' roundabout and continue on the A59. As you drop down the hill into Starbeck take the right turn onto Avenue Road. Take the right turn onto Grove Street and look for our For Sale board on the left hand side. A member of our staff will be waiting to meet you.

Energy Efficiency Rating: TBC

Tenure: Freehold

Council Tax Banding: A (£1109 p.a.)

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