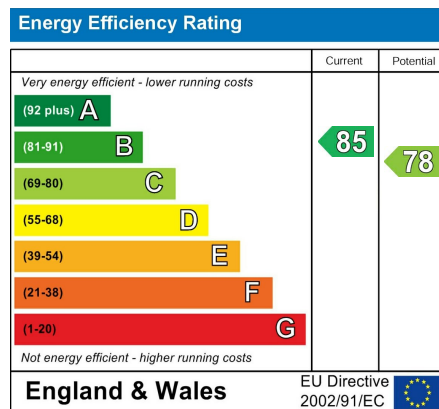


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Ripon Road and at the Hydro turn left onto Jennyfield Drive. After the Coop turn left onto Grantley Drive then left into Linderick Way and left into Azerley Grove. Follow the road to the bottom of the hill and turn right where the property is at the head of the cul de sac on the left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band F Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers In The Region Of £575,000

30 Azerley Grove, Harrogate, HG3 2SY

4 Bedroom House - Detached

A rare opportunity to acquire a fantastic family home with spacious living accommodation throughout and benefitting from a superb plot and position at the head of a quiet cul de sac with amazing views of Oakdale Golf Course. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With gas fired central heating and double glazing the living accommodation comprises, entrance hall, downstairs w/c, spacious lounge with a feature gas fireplace and bay window, double doors leading into the dining room and sliding patio doors opening into the sun room which overlooks the gardens and Oakdale Golf Course. The breakfast kitchen includes good quality fitted units, integrated fridge, dishwasher, double oven and electric hob, separate utility room with space and plumbing for a washing machine and dryer, rear porch, study/office and an integral door leading into the double garage measuring 18'6 x 16'6 which has power and lighting.

On the first floor the landing leads to the master bedroom which has built in wardrobes and bedroom furniture and a large ensuite bathroom with separate bath, walk in shower, w/c and hand basin. Second and third double bedrooms to the rear of the house have fantastic golf course views with built in wardrobes in the third, fourth double bedroom with built in wardrobes and house bathroom with bath, hand basin and w/c. There is fantastic potential for further development with neighbouring properties extending over the double garage to get even more space, subject to planning permission and building regulations.

Outside there is a sweeping driveway offering off street parking for multiple vehicles and leads to the double garage. There is a pathway that leads round the side of the house into the back garden, with well stocked flower beds, dry stone walling, lawn and south west facing patio area creating an ideal entertaining space. Over the dry stone walling is Oakdale Gold Course where you get lovely views but also benefit from some fantastic wildlife.

