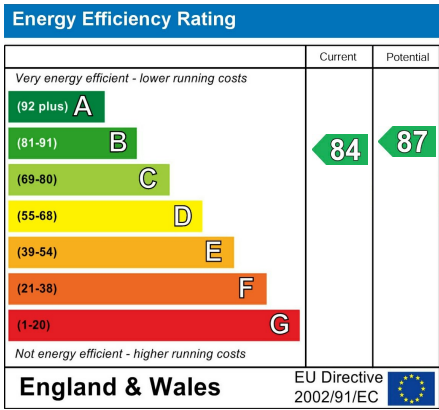


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Ripon Road and at the Hydro turn left onto Jennyfield Drive. Just after the Co-op turn left onto Grantley Drive then left into Lindrick Way and left again into Azerley Grove. Follow the road to the bottom of the hill and turn left where the property is straight ahead, clearly marked by a Hopkinsons For Sale board.

Council Tax Band E 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.



£575,000

21 Azerley Grove, Harrogate, HG3 2SY 4 Bedroom House - Detached

**An immaculately presented four bedroomed detached family home which has been extended and benefits from spacious and flexible accommodation throughout, beautiful gardens and situated in a private position in a quiet cul-de-sac close to Harrogate's town centre. NO ONWARD CHAIN.**



**HOPKINSONS**  
E S T A T E A G E N T S

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



Description

The Property

With an air source heat pump, solar panels (with a FITS income) electric home battery packs this is a rare opportunity to acquire a energy efficient family home.

The living accommodation comprises entrance porch with downstairs w/c, entrance hall with oak staircase and oak double doors leading into the spacious lounge with feature fireplace with an electric fire. An open plan dining room which opens into the modern fitted Tom Howley kitchen with integrated dishwasher, fridge and freezer, induction hob, Neff double ovens, Neff microwave, pantry cupboard, soapstone worktops, and a central island. There is a separate utility room with a door leading out into the garden. There is a second reception room which is currently used as an office but could be used as a playroom/snug with a door leading into the integral garage (measuring 17'3 x 8') with power and lighting which offers useful storage. To the rear of the property is the garden room with underfloor heating, a sky lantern and double doors opening out onto the garden.

First Floor

On the first floor the landing leads to the master bedroom which has an ensuite shower room with walk-in shower, w/c and hand basin, second double bedroom, a good size third and fourth bedrooms with the fourth being used as a dressing room including bespoke fitted wardrobes. There is a modern house bathroom with shower over the bath, w/c and hand basin.

Outside

Outside to the front of the properties a block paved driveway offering off street parking for multiple vehicles and leads to the single garage and a side access gate. There is also an EV charging point. To the rear is a fully enclosed and completely private back garden with well stocked flowerbeds, shaped lawn and multiple patios offering pleasant seating areas.

Surrounding Area

Benefitting from a superb location on the edge of Oakdale Golf Course, there are a range of amenities all within walking distance and there is a regular bus service into Harrogate's town centre with a wide range of amenities, shops, restaurants, bars and fantastic transport links to Leeds, York and London.

AGENTS NOTES: For additional information on the solar panels and energy bills, please contact us.

