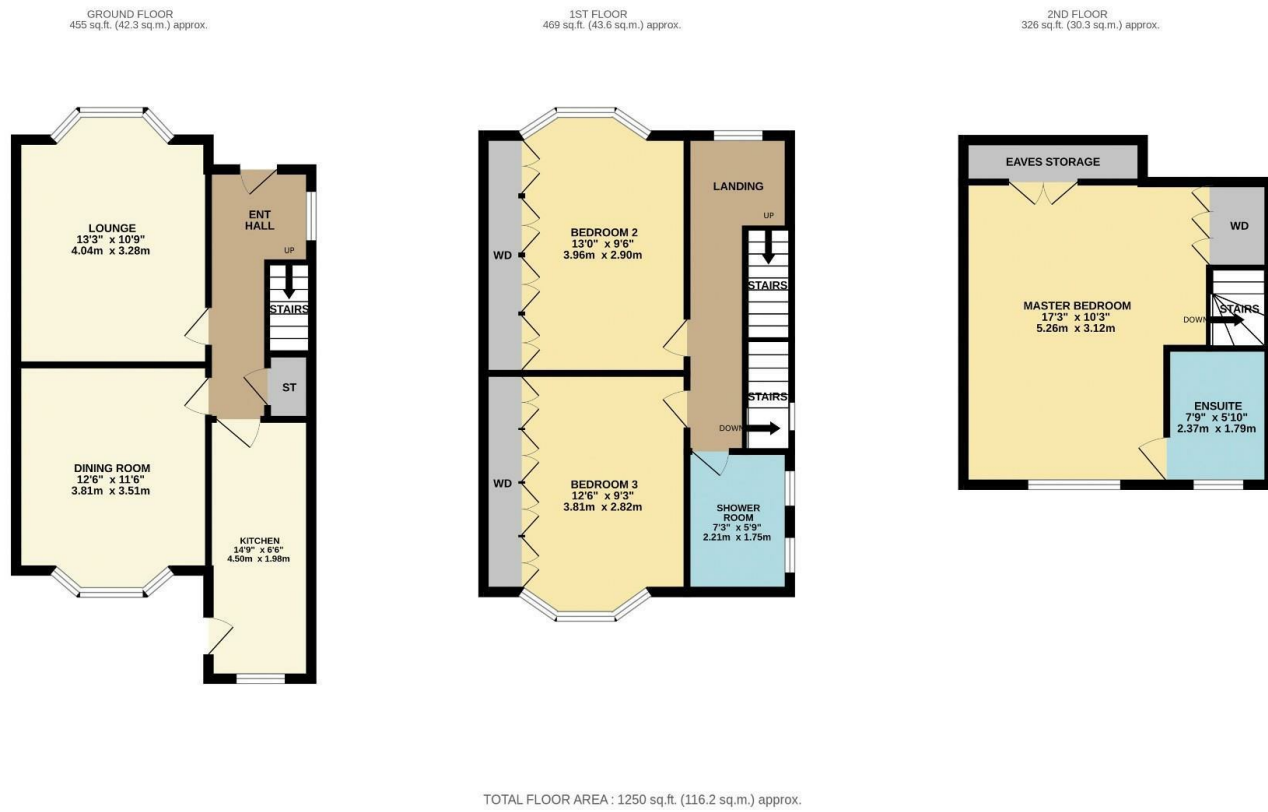
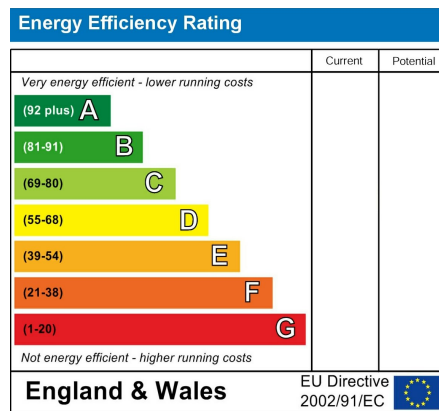


Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed out of Harrogate on Wetherby Road past the football ground and turn right into Wayside Crescent. Follow the round and then take the second left into Wayside Grove where the property is on your left hand side.

Council Tax Band 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.



£495,000

1 Wayside Grove, Harrogate, HG2 8NR

3 Bedroom House - Semi-Detached

**An immaculately presented three double bed roomed semi detached family home offering spacious accommodation throughout and benefitting from a superb location and good sized corner plot, within the Saints area of Harrogate.**



**HOPKINSONS**  
ESTATE AGENTS

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



## Description

With gas fired central heating the living accommodation comprises; entrance hall with useful downstairs storage cupboard, bay fronted lounge with a feature fireplace with a wood burning stove, dining room with bay and double doors leading out onto a decked area and out into the rear garden, modern kitchen with quartz worktops, instant hot water tap, Bosch appliances including induction hob, double oven (one also a microwave oven), integrated dishwasher, fridge and freezer.

On the first floor the landing leads to the spacious second and third double bedrooms both with bay windows and also fitted wardrobes, modern house shower room with walk in shower, w/c and hand basin.

On the second floor the landing leads to the master bedroom suite with built in wardrobes and a modern ensuite shower room with walk in shower room, w/c and hand basin. There is also useful eaves storage.

Outside to the front of the property there is a driveway offering ample off street parking for multiple vehicles and leads to the single garage. To the rear is a decked area leading to the elevated patio which wraps round the lawn and leads to the summerhouse which has been transformed into a fantastic entertaining space including a bar, seating area and also with power and lighting.

This superb location within the Saints area benefits from a wide range of local amenities including Co-op, local butchers, coffee shop, Primary schools and Secondary schooling options close by and a flat walk across the Stray into Harrogate's town centre and a regular bus service on Wetherby Road.

