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23 Granville Road, Harrogate, North Yorkshire, HG1 1BY

This tastefully upgraded three bedroom period townhouse is conveniently located within walking distance of the centre of Harrogate and its excellent range of amenities. The property reveals attractive period accommodation with modern features complementing these throughout.

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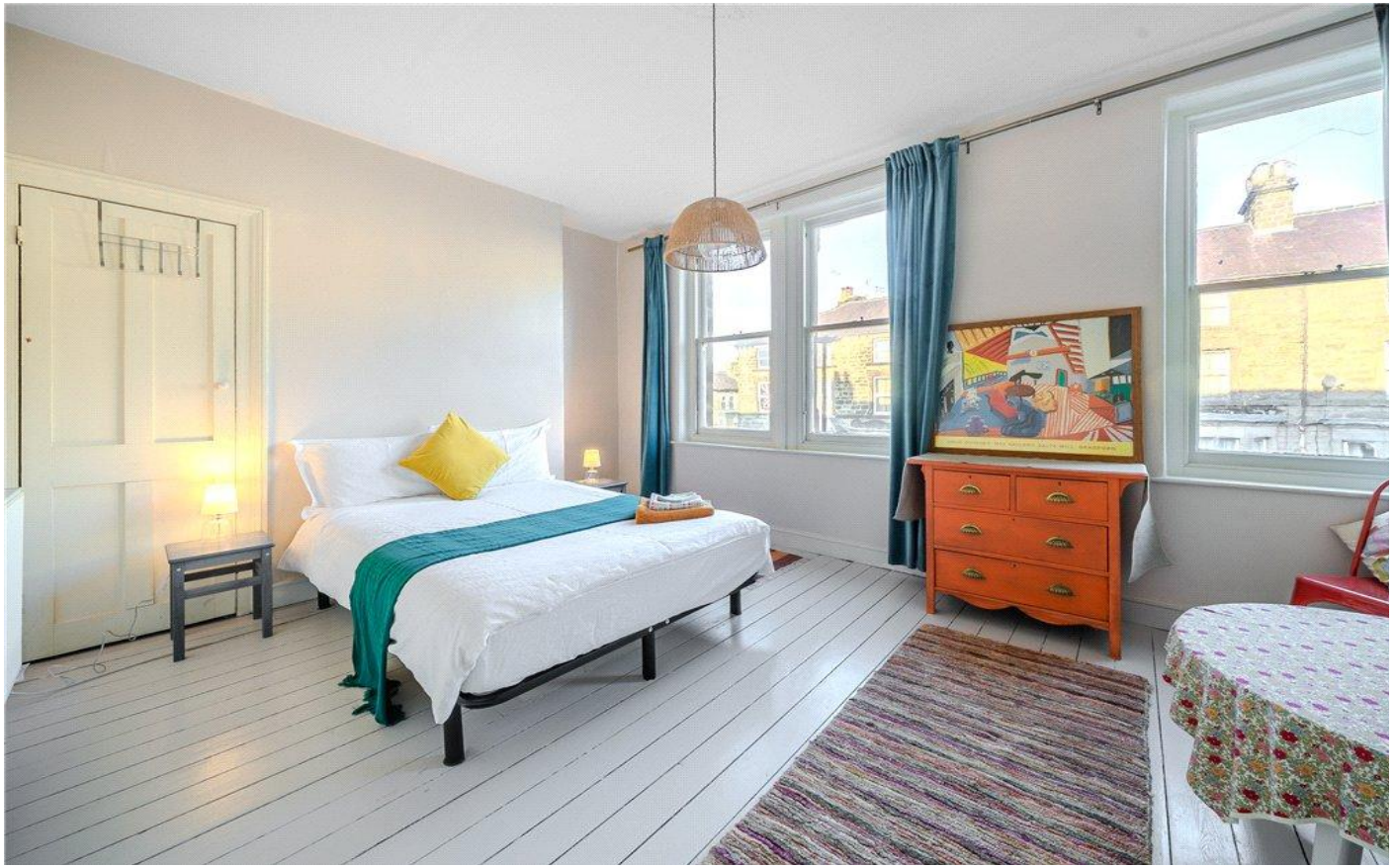
23 Granville Road, Harrogate, North Yorkshire, HG1 1BY

Guide Price: £380,000

- Prime town centre location
- Attractive period home
- Accommodation over three floors
- Two reception rooms
- Superb principal bedroom
- Two further double bedrooms
- Ensuite plus house shower room
- Useful basement rooms







General remarks

With attractive stone and brick elevations under a slate roof, also benefiting from gas fired heating, this stylish townhouse enjoys a highly convenient central location on the doorstep of an exceptional range of amenities and public transport links.

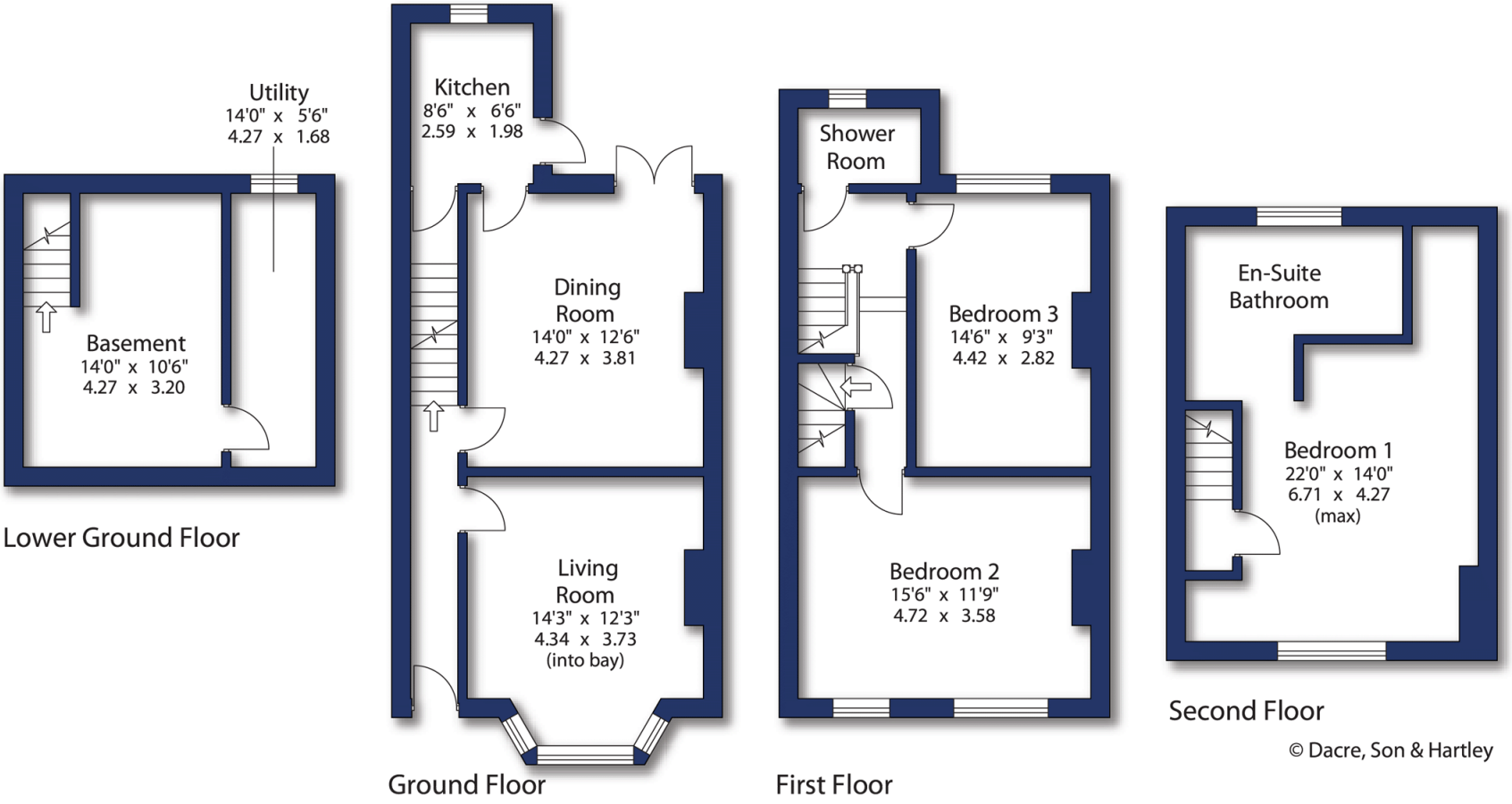
Retaining many period features the accommodation which is arranged over three floors is approached via a reception hall which leads to an elegant sitting room with feature fireplace. A separate dining room then leads to a small but well-appointed kitchen, off which a concealed staircase leads to a useful range of basement rooms with potential for upgrading to formal accommodation subject to the relevant building consents.

On the first floor two double bedrooms are served by a shower room which is situated at half landing level. A further concealed staircase gives access to an excellent second floor principal bedroom of Victorian origins with vaulted ceilings, dormer windows to the front elevation and its own luxury walk-in bathroom / wet room.

There are forecourt gardens and an enclosed rear amenity space which is laid to artificial turf. There is a provision of on street disk parking and residents can apply for permit parking from the local authority.

Those buyers seeking ease of access to Harrogate's cosmopolitan range of leisure and shopping facilities can't find a better location and there is also the benefit of the bus station and railway station within close walking distance.

Floorplans

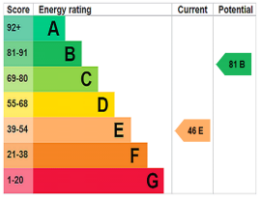


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Contact us

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Directions

From the centre of Harrogate proceed down Parliament Street, at the traffic lights turn right onto Kings Road and right again at the next lights on to Cheltenham Parade. Take the first eft on to Cheltenham Mount and a little further a long turn right into Granville Road, where the property will be found on the right hand side identified by our For Sale board.

What3Words soon.copies.fruit

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services are installed
- On street - permit parking available

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: CSC201535