

FOR SALE



Coronation Grove, Harrogate, HG2 8BU

MARTIN&CO



Coronation Grove, Harrogate

3 Bedrooms, 2 Bathroom

Asking Price Of £350,000

- Sought-after South Side Harrogate location
- Offered to the market with no onward chain
- Walking distance to highly regarded primary and secondary schools
- Close to Hornbeam Park train station, ideal for commuters
- Well-presented throughout, ideal for families seeking a move-in-ready home
- Three generously sized double bedrooms across three floors
- Spacious open-plan living and dining area with bay window, shutters, and wood-burning stove
- Stylish, fully tiled family bathroom
- Modern attic conversion with natural light, ensuite shower room, and eaves storage
- Enclosed rear courtyard with outbuilding



Nestled in the heart of South Side Harrogate, this well-presented three double bedroom mid-terrace home on Coronation Grove offers the perfect blend of character, comfort, and convenience for families looking to take the next step on the property ladder.

Step inside and you'll immediately feel at home. The spacious open-plan living and dining room is the heart of the house - flooded with natural light from the large bay window with fitted shutters and warmed by an attractive wood-burning stove. It's the ideal space for cosy evenings in or family gatherings. Useful understairs storage and double patio doors open onto an enclosed rear courtyard, creating a seamless flow between indoor and outdoor living.

The separate kitchen is thoughtfully designed with ample wall and base units, offering plenty of storage and workspace for busy family life, with additional access to the rear courtyard - perfect for summer barbecues or a safe play space for little ones.

Upstairs, the first floor features two generously sized double bedrooms and a luxurious, fully tiled family bathroom. The standout bathroom includes a walk-in shower, freestanding bath, double sinks, WC, and a heated towel rail - ideal for busy mornings or relaxing soaks at the end of the day.

The second floor hosts a stunning attic conversion with two Velux windows and a dormer window, flooding the room with light and making it a perfect principal suite, teenager's room or home office. This floor also benefits from an ensuite shower room and access to useful under-eaves storage.

Externally, the rear courtyard is enclosed and low-maintenance, with a handy outbuilding providing further storage. On-street parking is available to the front.

Located on the sought-after south side of Harrogate, Coronation Grove is ideally placed for family life. The area is home to highly regarded primary and secondary schools, all within walking distance. Hornbeam Park train station is nearby, providing excellent links for commuters and easy access to

Leeds and York. Local amenities, green spaces, and the charming independent shops and cafés of Harrogate town centre are all within easy reach, making this a wonderful location for families to grow and thrive.

Additional Information about this charming property includes:

Tenure: Freehold

Council tax band: D

Utilities: Serviced by mains electricity, gas and water services.

Heating: Gas central heating system

Broadband availability: Full Fibre with estimated speeds up to 1,800 Mbps
Mobile phone coverage: O2, Vodafone, Three & EE
Satellite & Cable TV Availability: SKY, VIRGIN & BT

Flood Risk: Rivers & Seas – Very Low
Surface water- Very Low

Please note that photographs in this listing were taken prior to the current tenancy. An Assured Shorthold Tenancy (AST) is currently in place on a periodic term.

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





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Total Area: 125.9 m² ... 1355 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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