

**FOR SALE**



**Chestnut Grove, Harrogate, HG1 4HS**  
**Offers Over £250,000**



## Key features:

- Beautifully renovated two-bedroom end terrace
- Turnkey property – ready to move straight into
- Spacious kitchen diner with modern fitted units
- Bright living room with bay window
- Enclosed, low-maintenance courtyard garden
- Conservatory providing additional living space
- Garage and off-street parking space
- Two versatile bedrooms



A fantastic opportunity to acquire this beautifully presented two-bedroom end terrace, offering far more than your average home of its type. Recently and thoughtfully renovated throughout by the current owner, this is a true turnkey property, ideal for first-time buyers or anyone seeking a stylish, ready-to-move-into home.

The ground floor welcomes you via a practical external porch, perfect for coats and shoes, leading into a hallway with a useful understairs storage cupboard. The living room sits to the front and is filled with natural light from a charming bay window, while a electric "stove style" fire creates a cosy and inviting focal point.

To the rear, the property really comes into its own with a generous kitchen diner, offering ample space for a dining table - perfect for both everyday living and entertaining. The recently fitted kitchen features a range of tasteful units, built-in oven and hob, space for a fridge freezer, and plumbing for a washing machine.

A conservatory extends the living space further, providing a versatile additional seating or dining area, and leads out to an enclosed courtyard garden. The outdoor space is low maintenance yet thoughtfully finished, continuing the same sense of care and presentation found throughout the interior.

Upstairs, the main bedroom to the front has been freshly decorated and benefits from newly fitted carpets, which continue into the second bedroom. Currently used as a dressing room, this space offers excellent flexibility as a second bedroom, nursery, or home office. The modern shower room includes a walk-in shower, WC, basin, and a useful storage cupboard making clever use of the space over the stairs.

Externally, the property stands out further with the rare addition of a garage and an off-street parking space, highly desirable features for a home of this type.

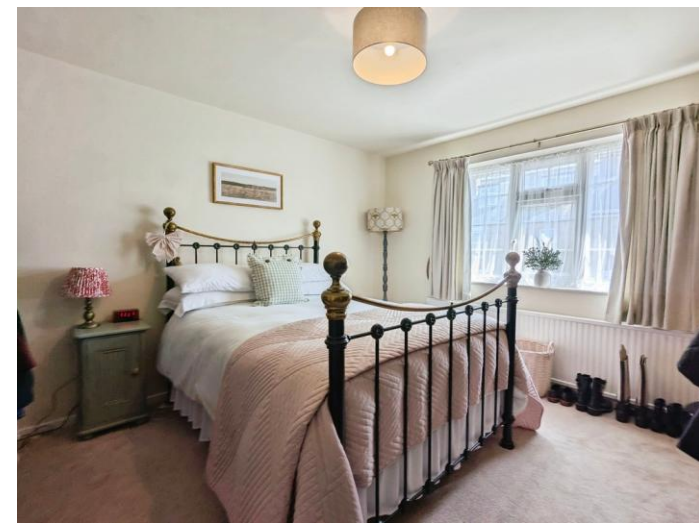
Situated on Chestnut Grove in Harrogate, the property enjoys a convenient and well-regarded residential setting. The area offers easy access to local amenities, shops, and transport links, while also being within reach of Harrogate's vibrant town centre, known for its cafes, restaurants, and green spaces. It's a location that balances everyday convenience with lifestyle appeal.

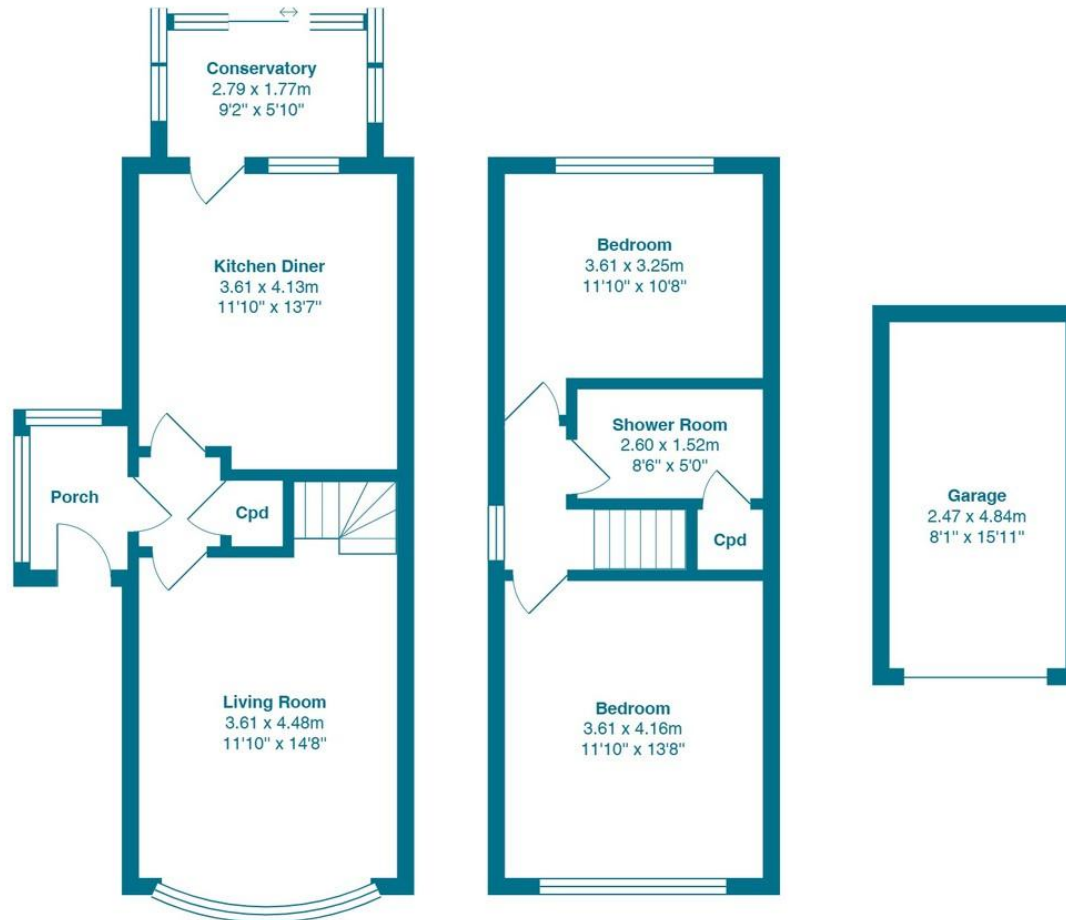
**Further useful information regarding this fantastic property includes:**

- Tenure:** Freehold
- Council Tax Band:** B
- Services:** Mains electricity, gas, and water
- Broadband availability:** Full fibre to the property with estimated speeds up to 1,600 Mbps
- Mobile Coverage:** O2, Vodafone, Three & EE
- TV & Satellite availability:** VIRGIN, Sky & BT
- Flood Risk:** Very low risk

**EPC:**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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Total Area: 92.5 m<sup>2</sup> ... 996 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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