



**3 ASHVILLE GROVE**  
Harrogate

**Carter Jonas**

### **3 ASHVILLE GROVE, HARROGATE, HG2 9LW**

Town centre - 1.8 miles  
Leeds Bradford Airport - 12 miles  
Leeds - 14 miles  
York - 19 miles

Semi-detached house · Living room · Dining kitchen with French doors · Four bedrooms · Bathroom  
Well presented throughout · Private sunny garden  
Driveway parking · Quiet cul-de-sac position  
Harrogate Grammar School catchment · Pleasant outlook to the rear

This beautifully presented, extended semi-detached house in a very private and small cul-de-sac briefly comprises of an entrance hall, a wide, bay fronted living room with plantation shutters and new gas fire, a sociable dining kitchen with modern kitchen units, a breakfast bar, gas fireplace and another bay with French doors to the sunny rear garden which is not overlooked.

The first floor comprises a principal bedroom with bay window, plantation shutters and an original feature fireplace, there is a further double bedroom at the rear, adjacent to this room is a single bedroom/home office, a modern house bathroom and another single bedroom with plantation shutters and dual aspect to the front of the building.

This excellent property benefits from a sunny, low maintenance rear garden and a large gravel front garden providing parking for two vehicles accessed via a five-bar gate.

**A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE WITH THE ADDITION OF A STUDY AND A LOVELY PRIVATE GARDEN LOCATED TO THE SOUTH-WEST OF HARROGATE IN AN EXCLUSIVE QUIET CUL-DE-SAC WITHIN WALKING DISTANCE TO THE TOWN CENTRE AND WITHIN THE CATCHMENT AREA FOR HARROGATE GRAMMAR SCHOOL.**



## ADDITIONAL INFORMATION

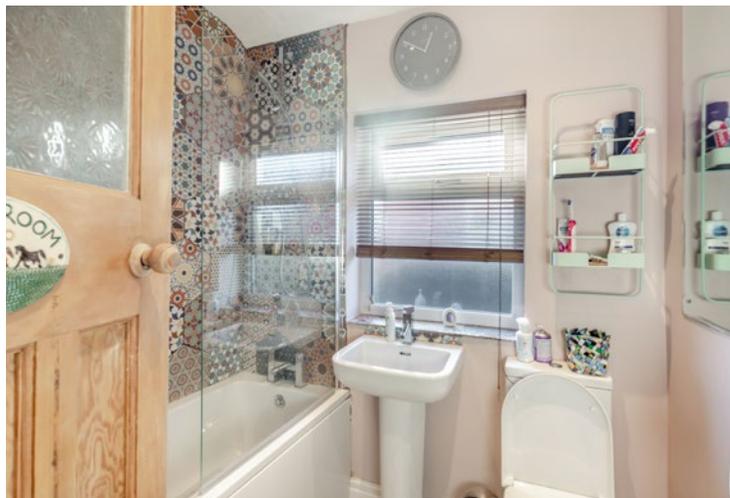
**Agents Note:** Please note the vendor of this property is an employee of Carter Jonas.

**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

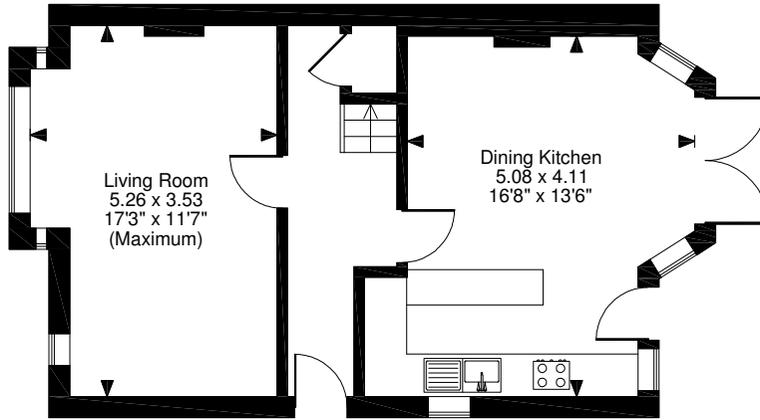
**Services:** All mains services connected.

**Viewings:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

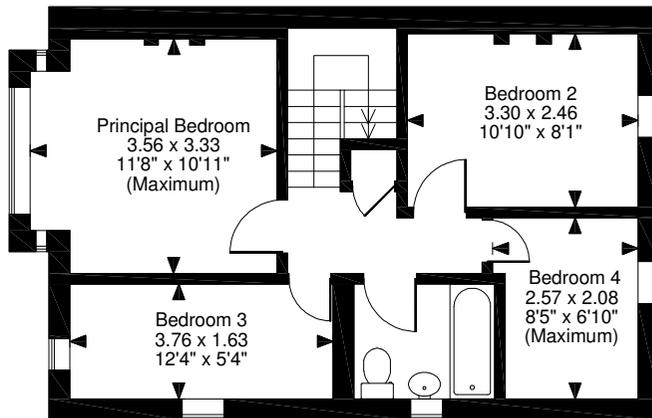
**Directions - HG2 9LW:** From the Prince of Wales roundabout proceed along the A61 Leeds Road. Continue over the St. Georges roundabout and turn right at the traffic lights into Leadhall Lane. Continue for 0.6 of a mile then turn right into Green Lane then left into Ashville Grove where the property can be found on the left-hand side.



**3 Ashville Grove, Harrogate**  
**Approximate Gross Internal Area**  
**1001 sq ft / 93 sq m**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		

**IMPORTANT INFORMATION**

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

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