



**SPRINGDALE**  
Harrogate

**Carter Jonas**



## **SPRINGDALE, 3 SPRING GROVE, HARROGATE, HG1 2HS**

Handsome Edwardian house · Five double bedrooms  
Four bathrooms (three en-suite) · Sitting Room  
Dining room · Beautiful breakfast kitchen · Utility area  
Cloakroom · Excellent condition · Low maintenance  
gardens · Private off-road parking · Electric gates  
Period features · Short walk to town centre

Springdale is a beautifully presented Edwardian family home occupying an elevated position in this exclusive and quiet cul-de-sac tucked away in this highly regarded and peaceful residential area just a short walk to the town centre. Harrogate itself is an elegant and sought-after spa town with many shops, excellent schools, leisure facilities and an impressive road and rail network enabling swift access to Leeds, York, London and the A1.

The property briefly comprises of a side entrance with spacious reception hall and built in office area, a beautiful and bright front sitting room with large bay window, original cornice, picture rails and feature fireplace with gas coal effect fire. A lovely dining room has an attractive feature fireplace, fitted cabinets and a corner bay window. At the rear of the house is the impressive breakfast kitchen with Aga, central island, a wealth of fitted cabinets, granite preparation surfaces and French doors opening onto to the West facing rear patio and up a few steps is the secure parking/garden area with large electric gates. Off the kitchen is a utility area with separate cloakroom

The first floor landing is spacious and serves the principal bedroom with modern en-suite shower room with large bay window flooding the room with light, original cornice, gunmetal grey fireplace, and a free standing roll top bath.

**A BEAUTIFULLY PRESENTED FIVE DOUBLE BEDROOM EDWARDIAN SEMI-DETACHED HOUSE WHICH HAS BEEN MODERNISED TO AN EXCEPTIONAL STANDARD WHILST RETAINING ELEGANT ORIGINAL FEATURES, SITUATED A SHORT WALK FROM ALL OF THE FABULOUS FACILITIES THAT HARROGATE TOWN CENTRE HAS TO OFFER.**



There is a spacious second double bedroom with fitted wardrobes and an impressive luxurious house bathroom with central freestanding roll top bath, large separate shower cubicle and fitted airing and storage cupboards.

The second floor has a good sized landing serving a further two large double bedrooms both with modern en-suite shower rooms.

To the front is a pretty landscaped garden with patio area that enjoys the morning sunshine. To the rear of the property is a lovely west facing courtyard garden with built in storage cupboards. The rear courtyard has new electric gates providing off street parking or an additional secure garden area benefiting from direct sunshine all day.

## ADDITIONAL INFORMATION

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

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

**Directions - HG1 2HS:** From Harrogate town centre proceed along the A61 Ripon Road turning right into Springfield Avenue then left into Spring Grove where Springdale can be found immediately on the left hand side.

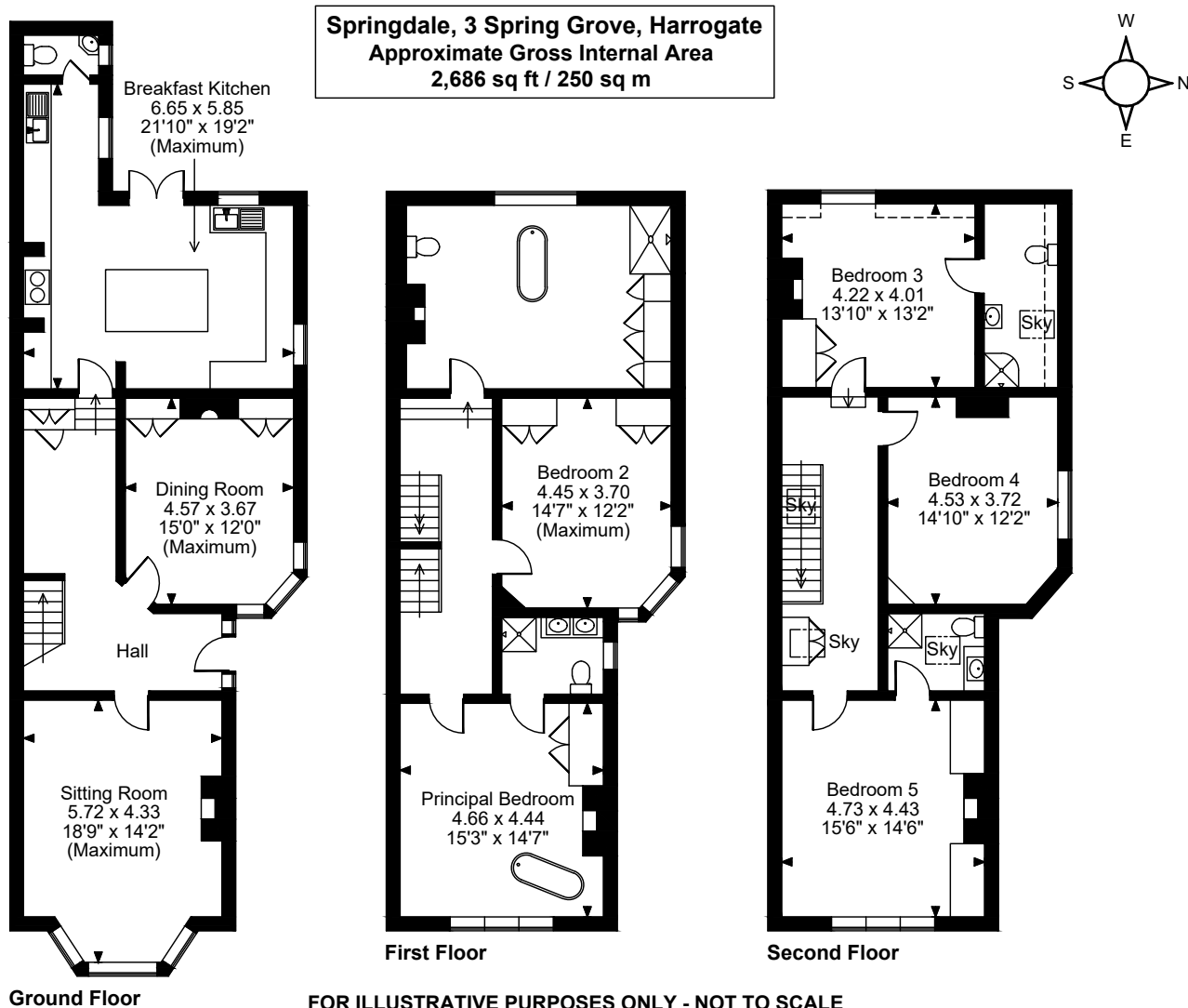












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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

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