



Stoney Lea, 13 Spring Grove  
Harrogate, North Yorkshire

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BNP PARIBAS GROUP



# 13 Spring Grove

## Harrogate HG1 2HS

An impressive Tudor style period home, in a prime location that is within walking distance of Harrogate Town centre.

Harrogate town centre 0.4 miles, Harrogate mainline station 0.7 miles (3 hours to London Kings Cross), A1(M) (Jct 47) 7.8 miles, Leeds Bradford Airport 13.3 miles

Reception hall | Sitting room | Garden room  
Study | Dining kitchen | Utility | Cloakroom  
Principal bedroom with en suite shower room  
Family bathroom/shower room | 5-Further bedrooms, 1 en suite | Garden | EPC rating D

### The property

Stoney Lea is a stunning semi-detached property that offers three levels of immaculate accommodation, boasting six spacious bedrooms, four bathrooms and four reception room all with modern styling that has been finished and maintained to the highest standard whilst complementing the elegant original details, including cornicing and cast-iron fireplaces.

Accessed via a welcoming reception hall with original stained glass windows in the front door, the ground floor accommodation comprises a generous sitting room to the front with a large bay window and a useful home study/formal dining room, both rooms featuring plantation shutters, as well as fireplaces. The wooden flooring from the reception hall flows through to the dining kitchen which provides space for a dining table and chairs and features sleek, modern units, a stainless-steel range cooker and an original fireplace with a bread oven. Double French doors lead out to the rear west-facing garden room. Completing the ground floor is a utility room that provides additional storage and space for appliances and cloakroom.

On the first floor there is a modern family bathroom with separate walk-in shower

enclosure and three well-presented double bedrooms, including the principal bedroom with its en suite shower room and built-in storage. The second floor provides a further three double bedrooms, one of which have en suite shower rooms and a further bedroom with an en suite cloakroom as well as a contemporary shower room.

### Outside

At the front of the property there is a paved, terrace garden, with a pathway leading to the entrance at the side and a patio area with borders of box hedging and beautiful flowering perennials.

The low-maintenance rear courtyard garden provides further paved terracing and a bespoke garden store with seating shelter all enclosed by timber fencing for privacy.

On-street parking is available in bays along Spring Grove, via a resident permit scheme. To the rear courtyard garden is a sliding gate that could be used for off-road parking or as an electric car charging point if required.

### Location

The property is located less than half a mile from the centre of the historic and popular spa town of Harrogate. The town offers a wealth of fine Georgian and Victorian architecture, excellent shopping, leisure, and cultural facilities, several supermarkets, and a choice of superb schools, both state and independent. This includes the outstanding-rated Harrogate Grammar School and the independent Harrogate Ladies' College.

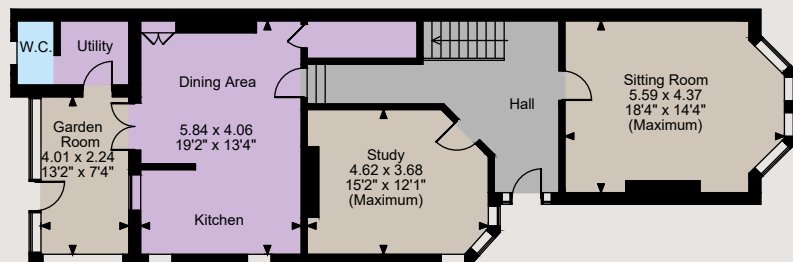
The area is well connected by road, with the A1(M) offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross. The property is situated close to the beautiful RHS Harlow Carr gardens, while golf is available at Pannal Golf Club. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.



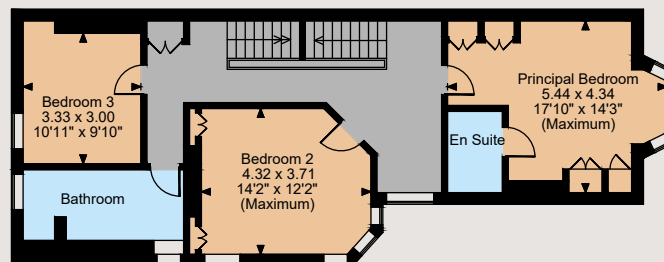




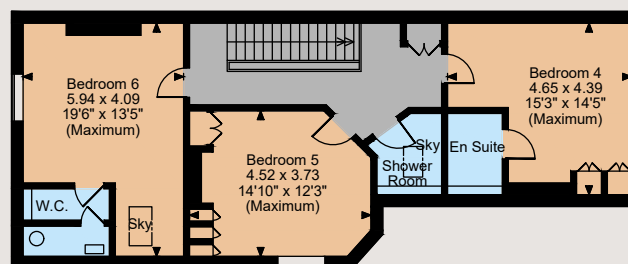
Floorplans Stoney Lea Spring Grove, Harrogate  
Internal area 2,787 sq ft (258.90 sq m)  
For identification purposes only.



Ground Floor



First Floor



Second Floor

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

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## Directions

From Strutt & Parker's Harrogate office, head along Albert Street and at the traffic lights, turn right onto West Park (A61). Turn right onto Springfield Avenue and then turn left onto Spring Grove. You will find the property on the left.

## General

**Local Authority:** North Yorkshire County Council

**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £835,000

## Harrogate

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