

32 OLIVE WALK
HARROGATE
HG1 4RJ



NICHOLLS
TYREMAN

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A unique opportunity to purchase this semi-detached home situated in a popular residential area of Harrogate and offering purchasers the chance to completely modernise and redesign the home to their taste. The home is being offered with planning permission for an excellent wrap around extension that will transform the property into an exceptional four bedroom house with spacious open plan living coupled with lovely outside space.

Entrance Hall | Reception Room | Dining Area | Kitchen

Three Bedrooms | House Bathroom

Garden | Garage

Council Tax: C | Energy Rating: D | Tenure: Freehold

£260,000





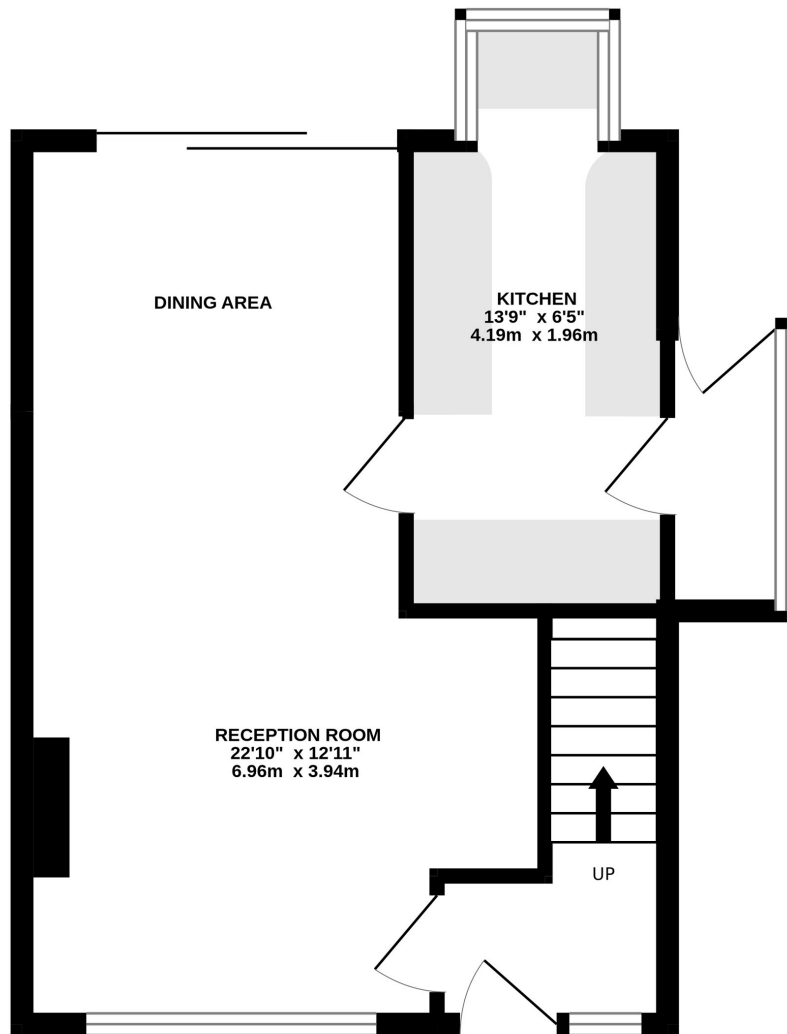
The planning documents for the property can be found on the North Yorkshire Planning Portal - Ref. No: HGTZC24/04180/FUL

The property is offered with gas fired central heating and double glazing and now requires full modernisation throughout. The property briefly comprises; entrance hall with stairs leading to the first floor, open living/dining room with sliding doors out to the garden and a galley kitchen with rear porch. The first floor comprises two double bedrooms and a single room along with a house bathroom.

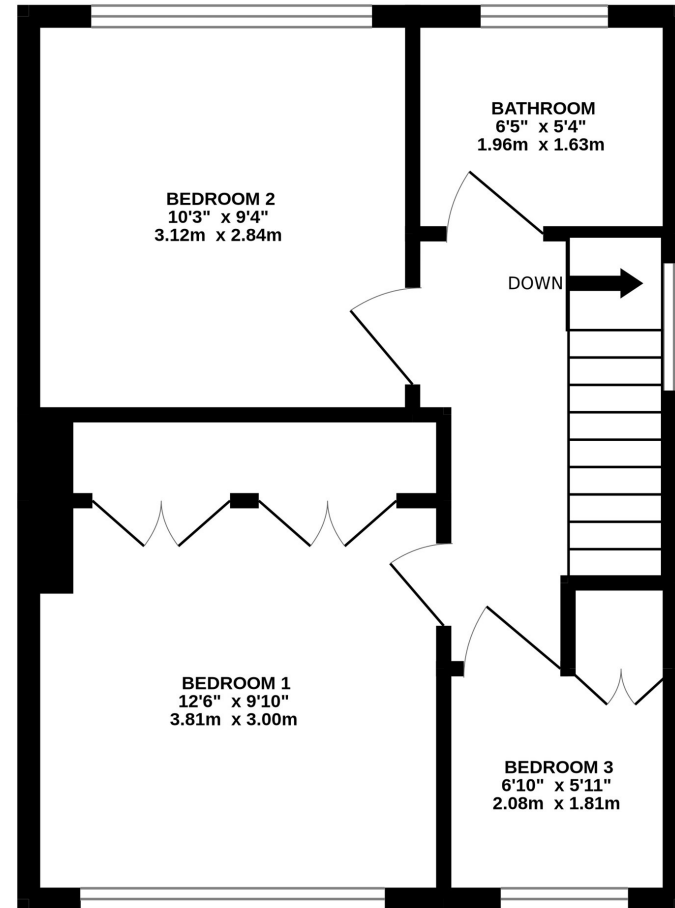
Externally the property sits on a fantastic plot which offers plenty of space at the front, side and rear. There is a driveway at the front and gravelled garden area, car port to the side leading to single garage. To the rear is a spacious garden with patio and lawned area offering potential for the planned extensions and other additions to the garden.



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.