

32 OLIVE WALK  
HARROGATE  
HG1 4RJ



 NICHOLLS  
TYREMAN

## 32 OLIVE WALK | HARROGATE | HG1 4RJ

A unique opportunity to purchase this semi-detached home situated in a popular residential area of Harrogate and offering purchasers the chance to modernise and redesign the home to their taste.

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Entrance Hall | Living/Dining Room | Kitchen | Porch

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Three Bedrooms | House Bathroom

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Gardens | Single Garage

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

Offers Over  
**£250,000**



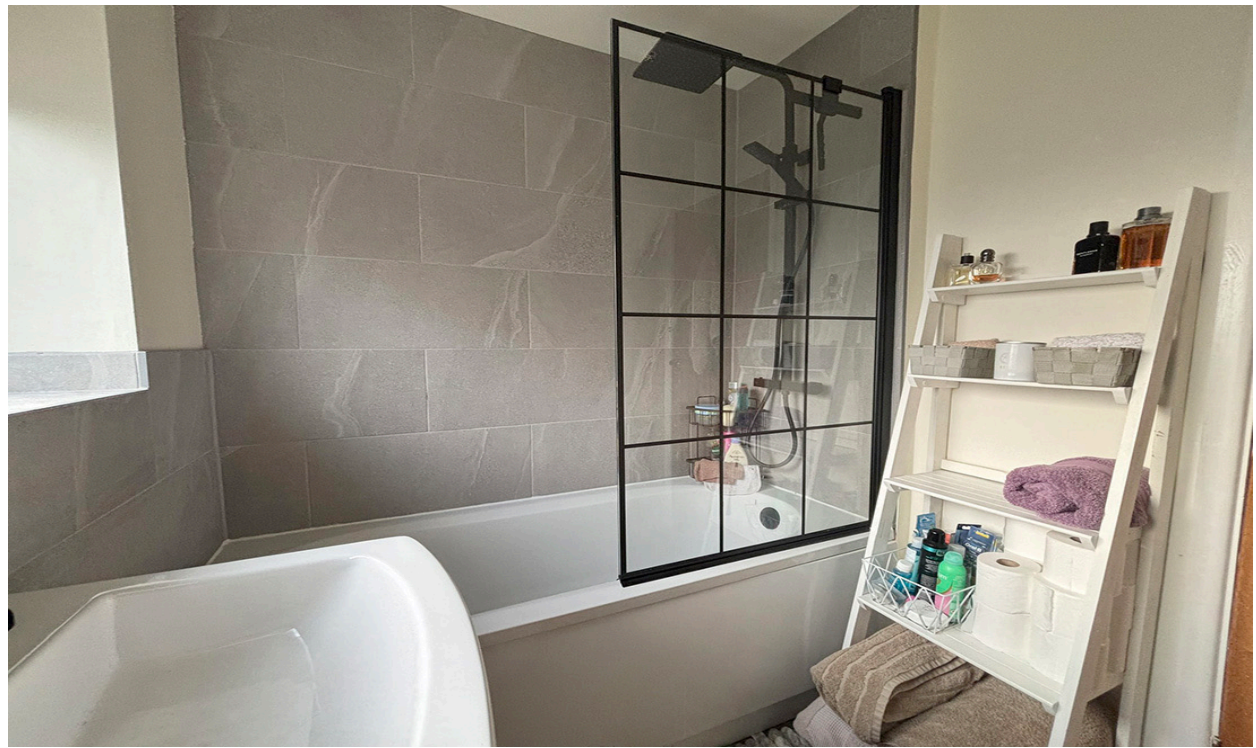


**The home is also being offered with planning permission for an excellent wrap around extension to the ground floor and further extension to the first floor.**

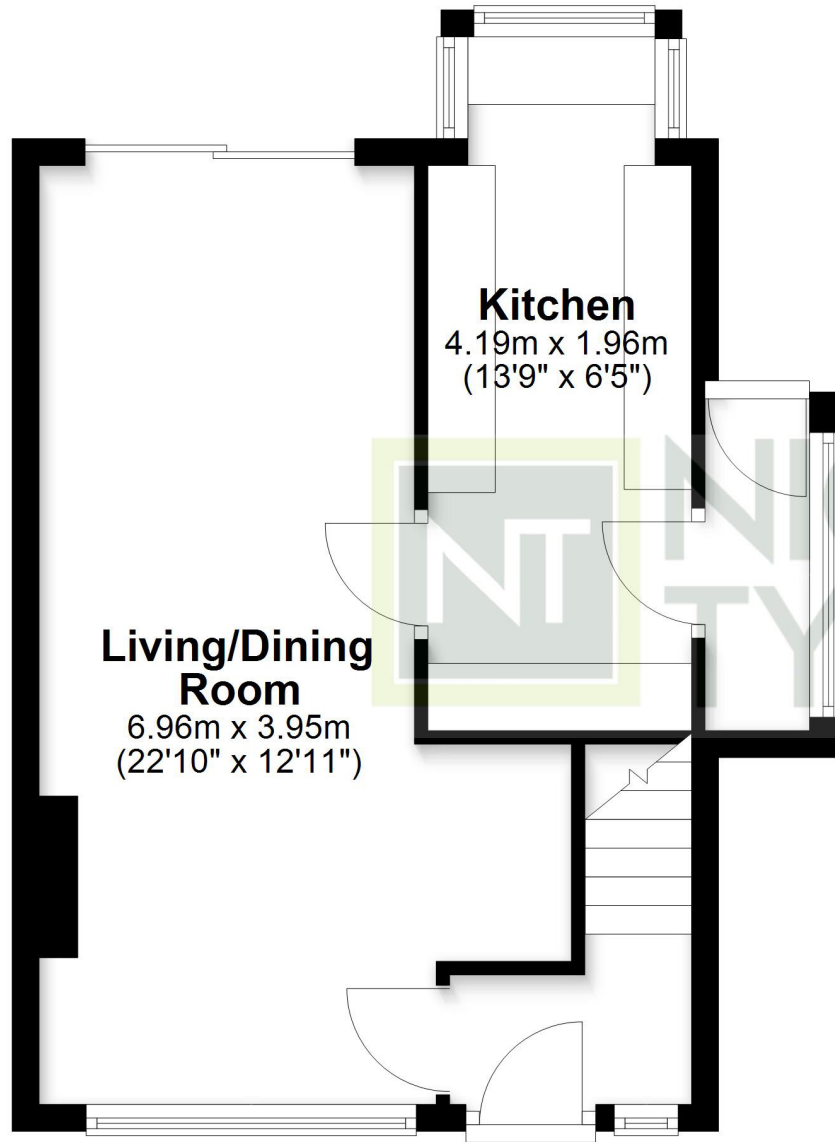
**The planning documents for the property can be found on the North Yorkshire Planning Portal - Ref. No: HGTZC24/04180/FUL.**

The property is offered with gas fired central heating and double glazing and now requires some 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.

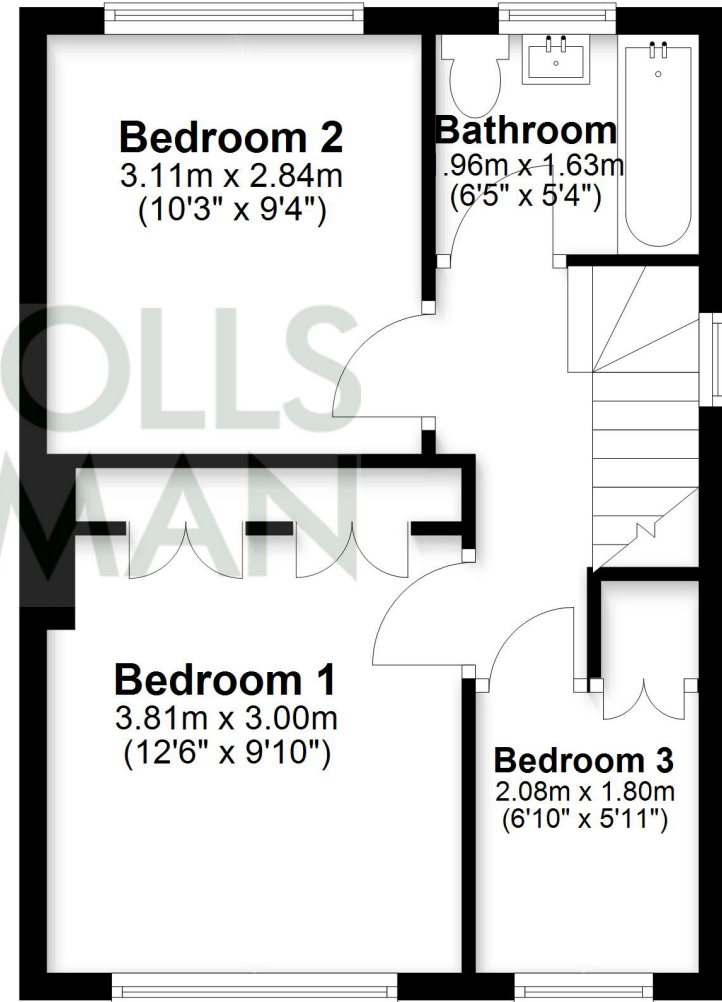
Externally the property sits on a fantastic plot which offers plenty of space at the front, side and rear. There is a driveway at the front and gravelled garden area, the side leads to a single garage. To the rear is a spacious garden with patio and lawned area offering a fantastic family space.



## Ground Floor



## First Floor



Total area: approx. 71.4 sq. metres (768.1 sq. feet)

This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.



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.