



VERITY
FREARSON

62 ST WINIFRED'S AVENUE WEST, HARROGATE, HG2 8LS

OFFERS OVER £870,000

62 ST WINIFRED'S AVENUE WEST,

Harrogate, HG2 8LS

A beautifully presented four-bedroom detached home situated in this most attractive position directly overlooking the famous Harrogate Stray.

The property provides generous and well-presented accommodation comprising a spacious reception hallway, a large double-fronted reception room with bay windows overlooking the garden and Stray, dining room and well-equipped modern kitchen. There is also a downstairs WC and upstairs there are four good-sized bedrooms, modern bathroom and en-suite shower room. The property has attractive and good-sized gardens to the front and rear, with the front garden having a direct outlook over the adjoining Stray. A driveway provides parking and leads to a single garage.

This superb property is situated in a special Strayside position and is convenient for excellent local amenities and close to sought-after primary and secondary schools as well as being within walking distance of Harrogate town centre.



2 Reception Rooms · Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Garage · Attractive Lawned Garden Overlooking The Stray







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A very large reception room with two bay windows overlooking the front garden and the famous Harrogate Stray beyond. Feature fireplace with living-flame gas fire and fitted cabinets and shelving.

DINING ROOM

A further reception room with windows and glazed doors overlooking the rear garden. Under-stairs cupboard.

KITCHEN

With a range of quality wall and base units with worktops and breakfast bar. Electric hob and integrated oven and space and plumbing for appliances.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOM 1

A double bedroom with fitted wardrobes and Stray views.

BEDROOM 2

A double bedroom with fitted wardrobes and Stray views.

BEDROOM 3

A double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and shower. Tiled walls and floor.

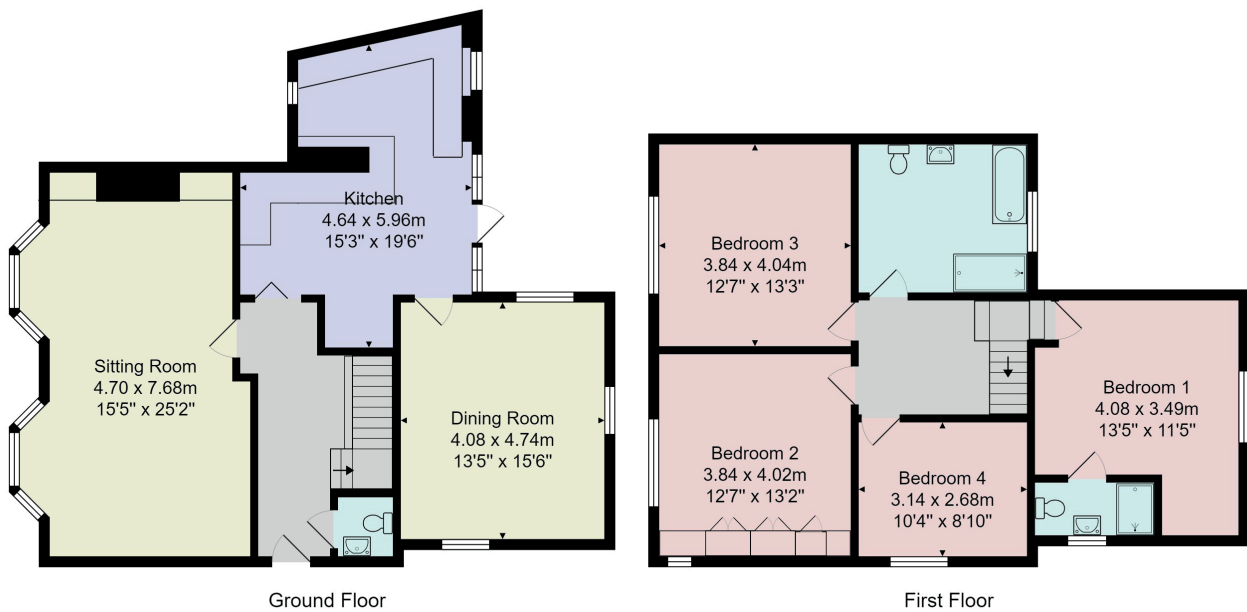
BEDROOM 4

A further good-sized bedroom.

BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, bath and shower. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Total Area: 168.6 m² ... 1815 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

A driveway provides ample off-road parking and leads to a detached single garage. There is a good-sized and attractive rear garden with lawn, paved and decked sitting areas. To the front of the property, looking towards the Stray, there is a further garden with lawn, planted borders and attractive open aspect.

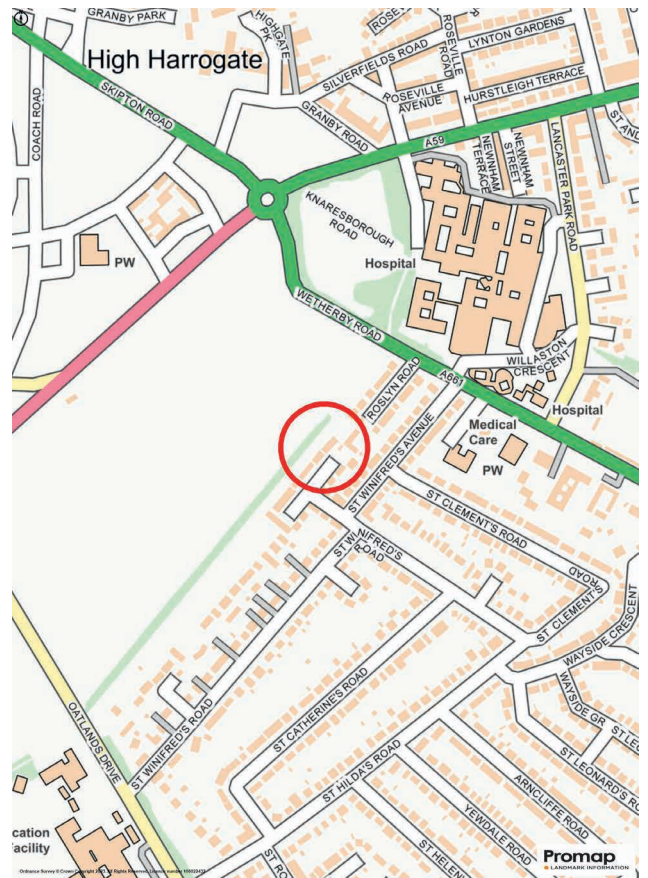
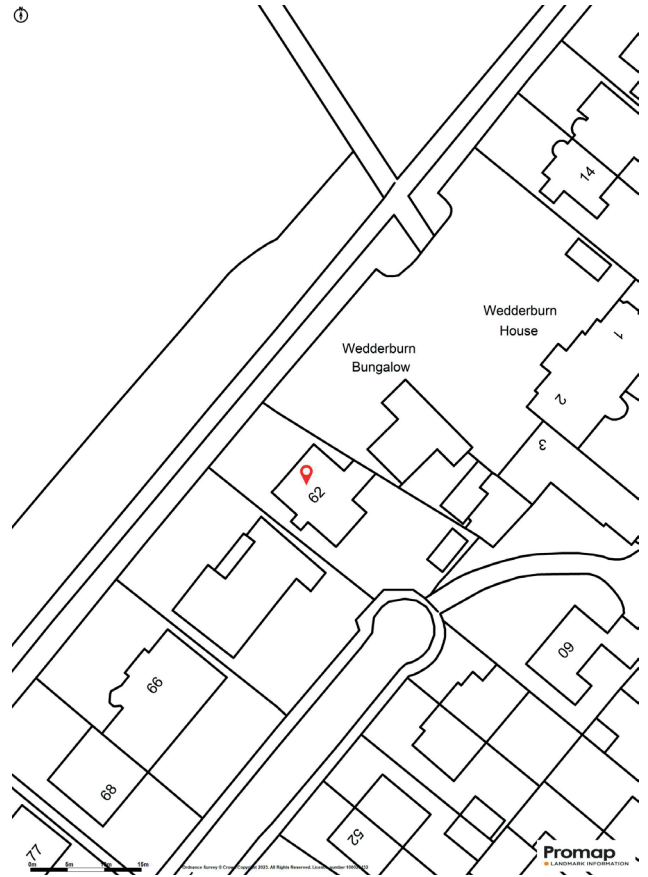
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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