



VERITY
FREARSON

80 ST WINIFRED'S ROAD, HARROGATE, HG2 8LR

£850,000

80 ST WINIFRED'S ROAD,

Harrogate, HG2 8LR

A beautifully presented, detached four / five-bedroom chalet-style family house providing generous and flexible accommodation extending to nearly 3,000 square feet.

The spacious and flexible accommodation is arranged over two floors. On the ground floor there is a large sitting room which is open plan to the conservatory and dining room, and there is a large L-shaped kitchen and dining area in addition to a separate reception room, which could be used as a snug / study or potentially a fifth bedroom. There is also a modern downstairs shower room. Upstairs, there are four good-sized bedrooms, including the main bedroom which has a free-standing bath, and there is a modern house bathroom. The property is surrounded by attractive gardens and there is a drive which provides off-road parking and leads to a garage.

This individual property is conveniently located in this sought-after residential location on the south side of the town centre, convenient for famous Harrogate Stray, local shops, excellent schools, and within walking distance of the town centre.

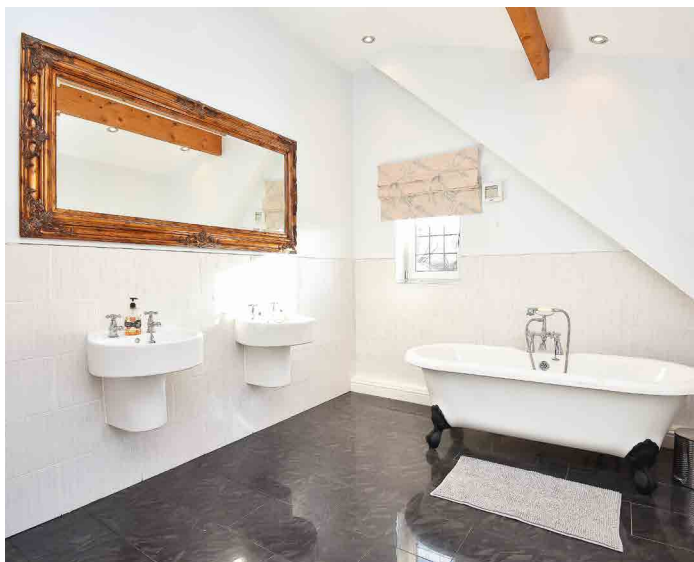


Dining Kitchen · Sitting Room · Garden Room · Dining Room · Shower Room · Bedroom 5/Study

4 Bedrooms · Bathroom

Off-Road Parking · Integral Garage · Landscaped Gardens







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

Windows to side, central heating radiator and under-stairs cupboard.

SHOWER ROOM

With low-flush WC, washbasin and large walk-in shower. Windows to rear, tiled floor and heated towel rail.

SITTING ROOM

A spacious reception room with windows to front, fireplace with wood-burning stove, wood flooring.

GARDEN ROOM

Windows to side and glazed doors overlooking the garden.

DINING ROOM

A further reception room with central heating radiator and wood flooring.

BEDROOM 5 / STUDY

A further reception room or bedroom with windows to front and central heating radiator. Wood flooring.

DINING KITCHEN

A spacious L-shaped dining kitchen. Range of modern wall and base units, oak work surfaces and breakfast bar. Point for range-style cooker with extractor hood above. Space for fridge / freezer and space and plumbing for washing machine and tumble dryer. Window and exterior door to rear. Useful storage room with space for additional appliances.

FIRST FLOOR

BEDROOM 1

A spacious master suite with windows to front and side, two central heating radiators and access to eaves storage. Free-standing bath and washbasin.

BEDROOM 2

Window to front, central heating radiator and washbasin.

BEDROOM 3

Window to front, central heating radiator, fitted wardrobes and washbasin.

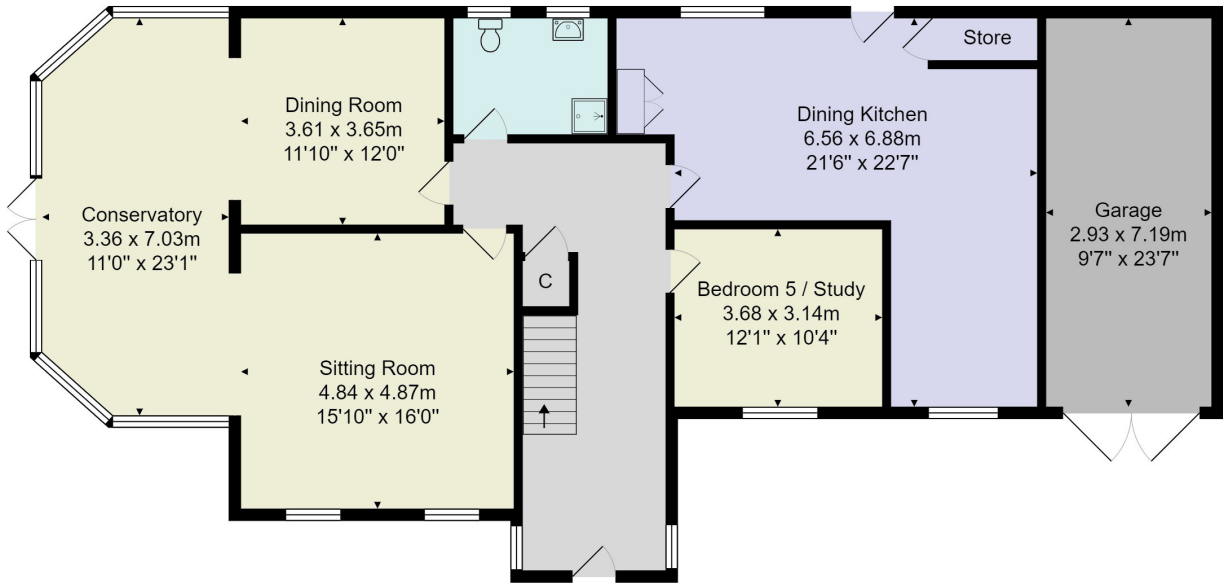
BEDROOM 4

Window to front and central heating radiator.

BATHROOM

With low-flush WC, twin washbasins and free-standing bath. Central heating radiator, windows to side and rear.

FLOOR PLAN



Ground Floor

Total Area: 264.8 m² ... 2850 ft²

All measurements are approximate and for display purposes only.
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First Floor

Outside

Integral garage (23'2 x 9'9) with power and light, window to side and access door to rear. Block-paved driveway provides off-road parking and a turning area. Enclosed, secure landscaped gardens to front and with lawn, established borders, rockery, shrubs, conifers, ornamental trees and mature hedging. Block-paved patio and pathway.

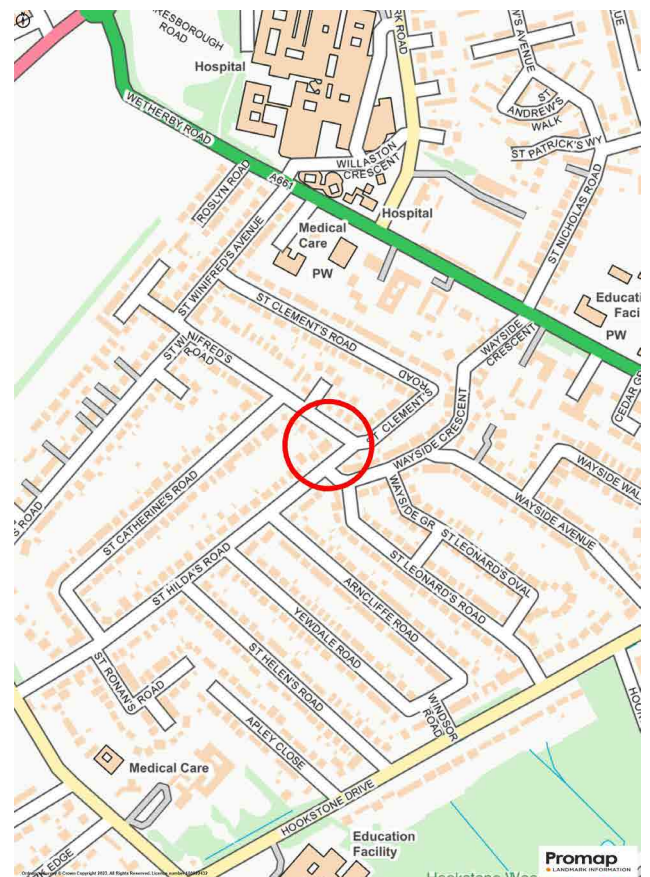
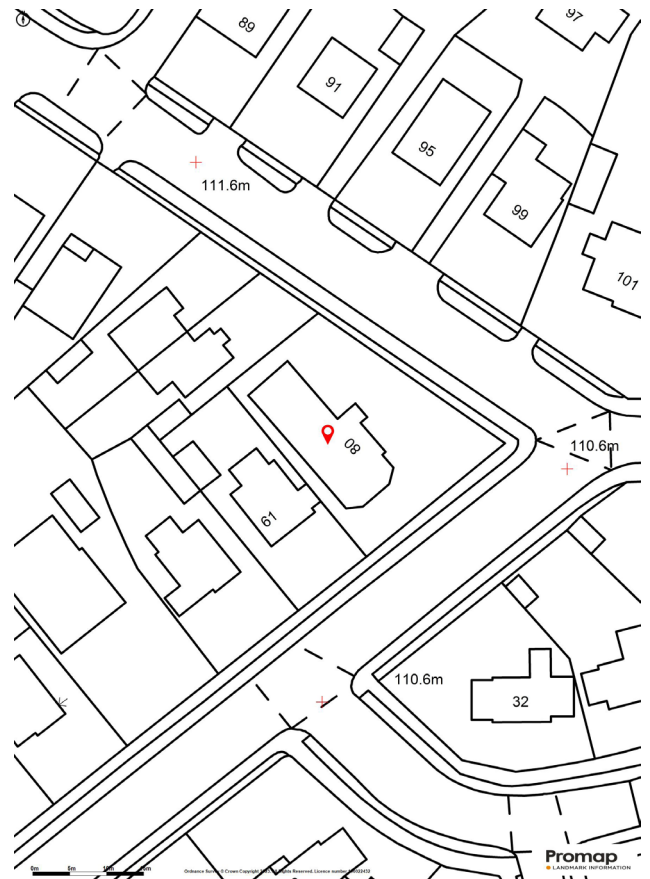
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	64	73
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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verityfearson.co.uk