



VERITY  
FREARSON

11 ST CATHERINES ROAD, HARROGATE, HG2 8JZ

GUIDE PRICE £695,000

# 11 ST CATHERINES ROAD,

*Harrogate, HG2 8JZ*

**A substantially extended five bedrooomed semi-detached house occupying a substantial plot with good sized and attractive gardens and situated in this quiet position within this well regarded residential district close to the Stray and well served by excellent local amenities and schools.**

This well presented property provides generous accommodation. On the ground floor there are two good sized reception rooms in addition to the stunning dining kitchen with doors leading to the garden. There is also a utility room and downstairs shower room. There is a large reception hall with stairs leading to the first floor where there are five good sized bedrooms, bathroom and ensuite. There is a loft ladder leading to the loft where there is further storage space. A particular feature of the property is the generous outside space. There is a driveway to the front which provides ample off-road parking and to the rear is an attractive and good sized garden with lawn and sitting areas with very well stocked borders.

The property is situated in this highly regarded residential district, close to the Stray, and well served by excellent local amenities, including popular primary and secondary schools.



Sitting Room · Family Room · Dining Room · Kitchen · Utility Room · Shower Room

5 Bedrooms · Bathroom · En-Suite

Off-Road Parking · Garage · Generous Corner Plot · 2 Sheds · Hot Tub







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A large hall with fitted cupboard and under stairs cupboard.

#### SITTING ROOM

A large reception room with bay window and feature fireplace with living flame gas fire. Space for sitting and dining areas if required.

#### FAMILY ROOM

A further reception room with glazed doors overlooking the garden. Skylight windows.

#### DINING KITCHEN

A stunning open plan kitchen and dining area with skylight windows and glazed doors overlooking the garden. The kitchen comprises a range of fitted wall and base units with integrated dishwasher and fridge. Range cooker.

### UTILITY

We fitted cupboards, worktop and sink. Space and plumbing for washing machine and appliances. Door to side.

#### SHOWER ROOM

With WC, basin and shower. Heated towel rail.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with fitted wardrobes and ensuite.

#### ENSUITE

With WC, basin set within a vanity unit and shower. Heated towel rail.

#### BEDROOM 2

A large double bedroom with bay window.

### BEDROOM 3

A double bedroom with window overlooking the garden.

### BEDROOM 4

A double bedroom.

### BEDROOM 5

A further bedroom.

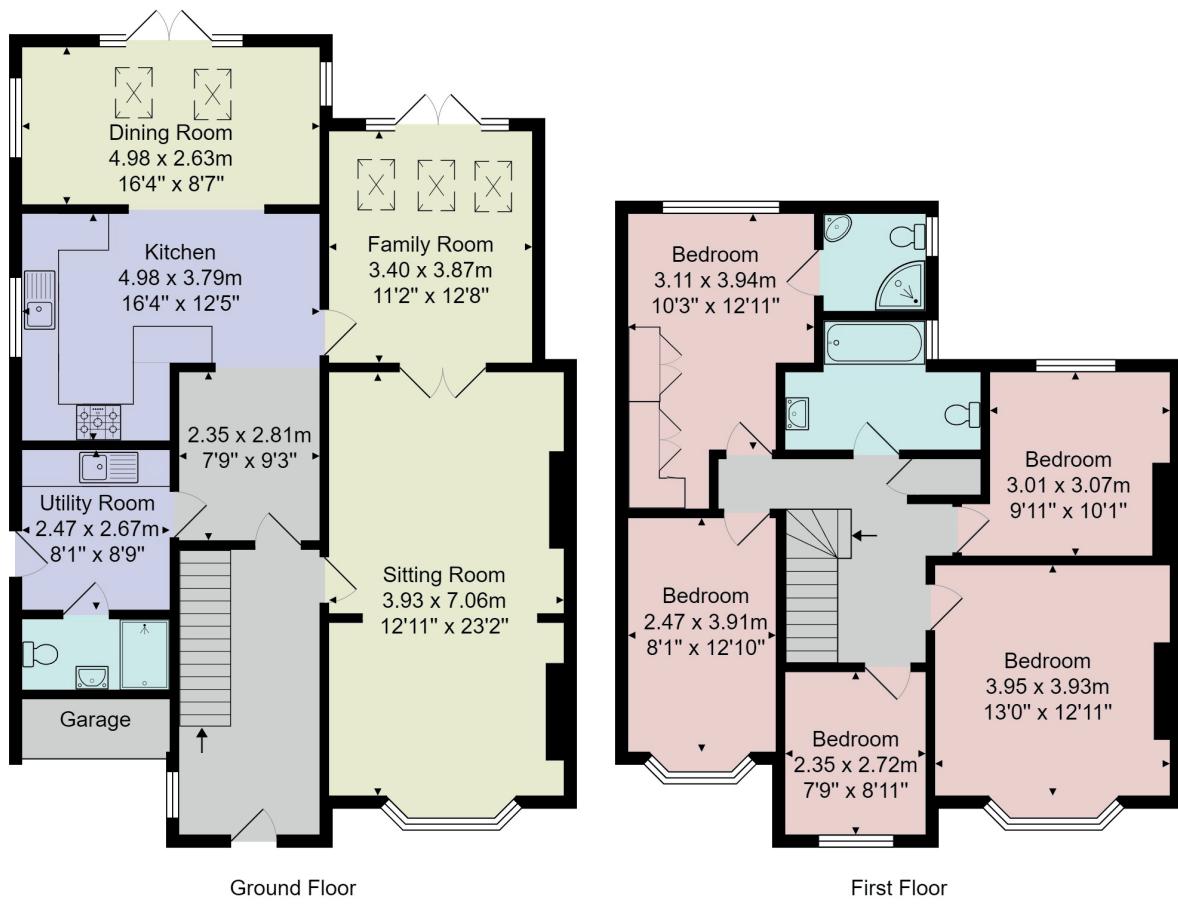
### BATHROOM

With WC, basin and bath with shower above.

### LOFT

A pulldown ladder provides access to a loft where there is useful storage space.

# FLOOR PLAN



Total Area: 184.1 m<sup>2</sup> ... 1981 ft<sup>2</sup>

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 drive provides parking and leads to a store with garage door.

The property occupies a generous corner plot having a very good sized wrap around garden with large patio and well stocked planted borders. Two sheds and hot tub.

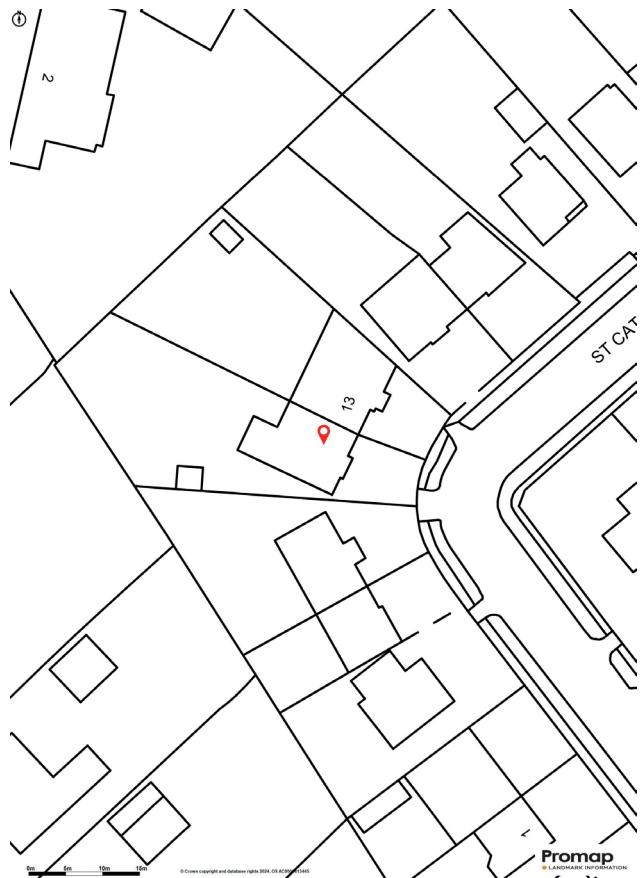
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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