



## St Winifreds Avenue, Harrogate, HG2 8LT

- NO ONWARD CHAIN
- Two reception rooms
- Driveway for off road parking
- Four bedrooms
- Early viewing highly recommended
- Sought after location in the Saints
- Close to excellent schools
- Front and rear garden
- Current vendor has extended
- Council Tax Band D

**Guide Price £475,000**





# St Winifreds Avenue, Harrogate, HG2 8LT

## DESCRIPTION

Located in the highly sought-after area of St. Winifred's Avenue, this semi-detached house offers a delightful blend of comfort and convenience. With two inviting reception rooms, this property is perfect for both relaxation and entertaining guests. The four spacious bedrooms provide ample space for family living or accommodating visitors, ensuring everyone has their own retreat.

The well-appointed bathroom adds to the practicality of the home, making daily routines a breeze. One of the standout features of this property is the private rear garden, a tranquil space ideal for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding after a long day.

For those with vehicles, the property boasts a driveway that allows for off-road parking, a valuable asset in this desirable location. Living in this area means you will be part of a vibrant community, with local amenities and beautiful surroundings just a stone's throw away.

This semi-detached house on St. Winifred's Avenue is not just a home; it is a lifestyle choice, offering comfort, space, and a prime location in Harrogate. Don't miss the opportunity to make this lovely property your own.

EPC

Energy rating C

This property produces 3.7 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: D

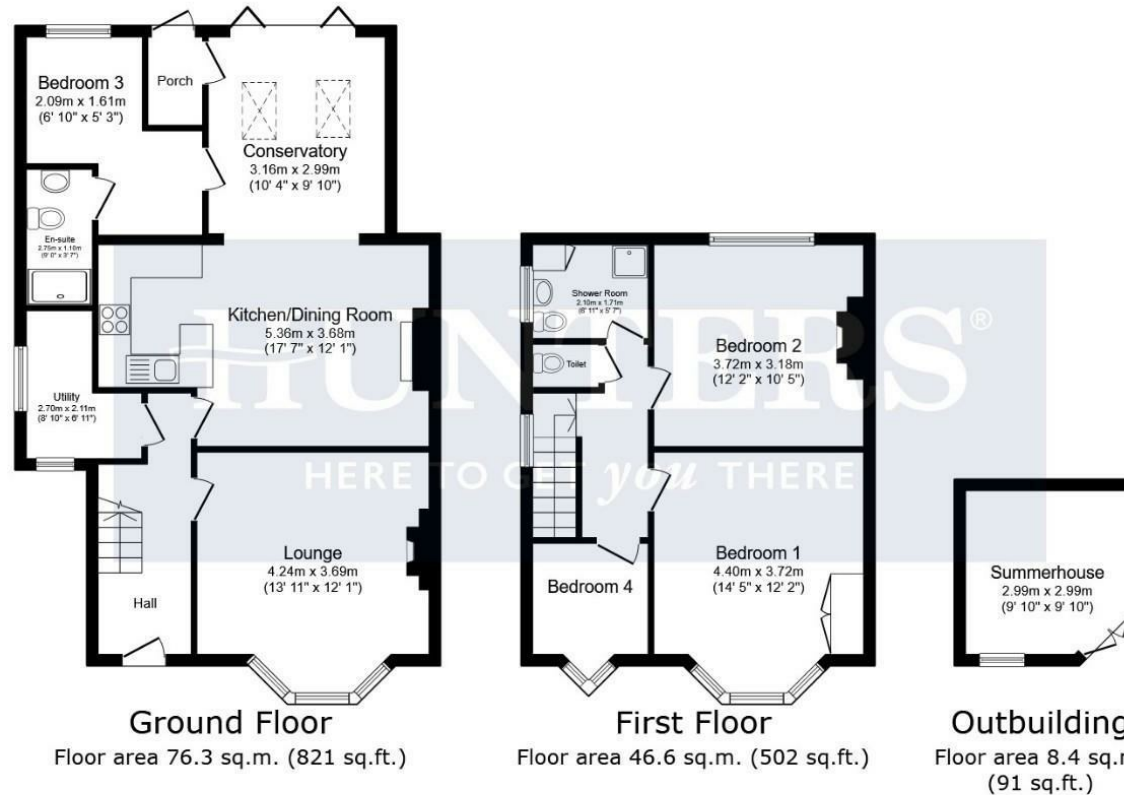








21 St. Winifreds Avenue, Harrogate, HG2 8LT



Total floor area: 131.3 sq.m. (1,414 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

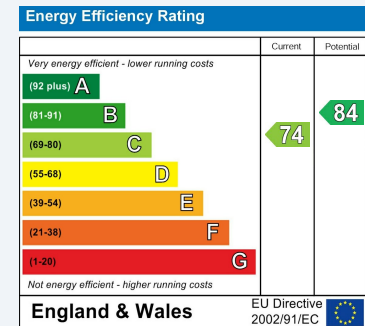
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.