



**32 ST GEORGES ROAD
HARROGATE**

£795,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

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An extremely versatile spacious detached family property located on a tree lined road to the favoured South Side of Harrogate. Within the catchment of Harrogate Grammar School and offering easy access to the local shopping parade including Marks & Spencer's and Harrogate town centre only a short distance away.

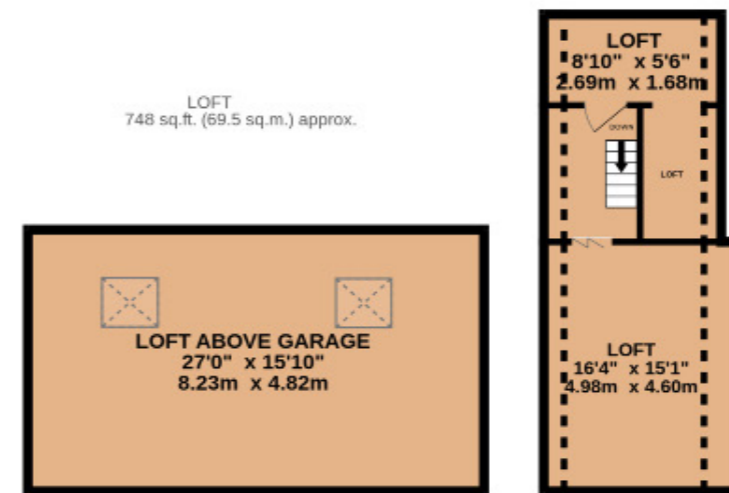
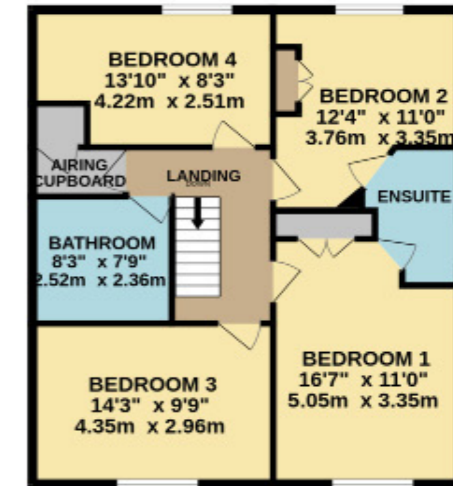
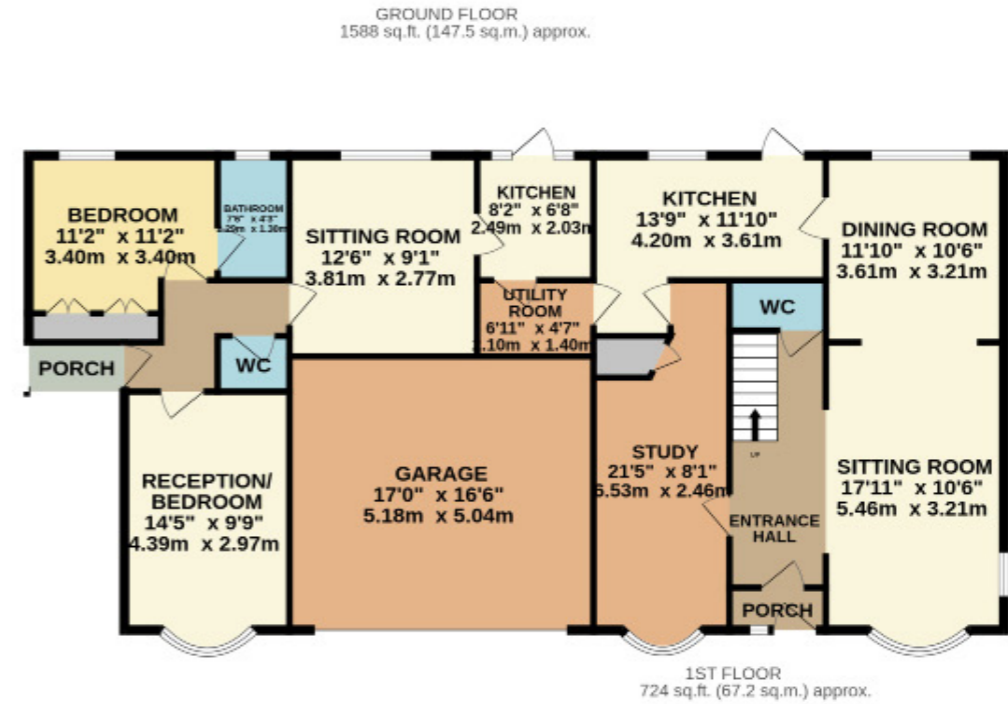
The flexible accommodation offers a separate annex with its own private entrance along with access from the main house. This offers a variety of uses including for dependent relatives or to generate additional rental income.

An internal inspection is truly required to appreciate the accommodation which in brief comprises: entrance vestibule, entrance hall, living room, dining room, kitchen, study, ground floor cloakroom and utility room. To the first floor are four bedrooms, two of which share a Jack and Jill en-suite shower room, house bathroom and large airing cupboard.

- 5 BEDROOMS**
- 4 RECEPTION ROOMS**
- 3 BATHROOMS**
- SEPARATE ANNEX**
- COUNCIL TAX: E**
- ENERGY RATING: D**
- TENURE: FREEHOLD**

On the second floor there are two loft rooms accessed via a loft ladder that are currently used as an office and playroom.

The annex has it's own entrance and in brief comprises: external porch, hallway, sitting room, kitchen, two bedrooms, bathroom and separate wc.



TOTAL FLOOR AREA : 3060 sq.ft. (284.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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OUTSIDE

To the front of the property is a large gravelled area with side pathways leading to the rear of the property. At the rear is a flagged patio deck area, lawned gardens, flowering borders, timber boundary fencing and timber shed.

Large integral garage with extensive room above, ideal for further accommodation (subject to the usual consents).

Integral Double Garage 17'0" x 16'6"



PROPERTY POST CODE - HG2 9BS

APPROXIMATE DISTANCES

Town Centre	0.8 miles
Railway Station	0.6 miles
Bus Route	350 metres
Airport	11 miles



INSIDE

GROUND FLOOR

Porch	
Entrance Hall	
Sitting Room	17'11" x 10'6"
Dining Room	11'10" x 10'6"
Kitchen	13'9" x 11'10"
Study	21'5" x 8'1"
Cloakroom/WC	





FIRST FLOOR

Landing	12'5" x 5'5"
Bedroom One	16'7" x 11'0"
Bedroom Two	12'4" x 11'0"
Jack & Jill En-Suite	
Bedroom Three	14'3" x 9'9"
Bedroom Four	13'10" x 8'3"
Bathroom	8'3" x 7'9"
Second Floor Loft Room	8'10" x 5'6"
Second Floor Loft Room	16'4" x 15'1"
Loft Above Garage	27'0" x 15'10"



ANNEX

Hallway	
Cloakroom/WC	
Sitting Room	12'6" x 9'1"
Kitchen	8'2" x 6'8"
Utility Room	6'11" x 4'7"
Bedroom	11'2" x 11'2"
Reception Room/Bedroom	14'5" x 9'9"
Bathroom	7'6" x 4'3"

