

32 ST GEORGES ROAD  
HARROGATE  
HG2 9BZ



 NICHOLLS  
TYREMAN



## 32 ST GEORGES ROAD | HARROGATE | HG2 9BS

**An extremely versatile, spacious, detached family property with attached annex  
located on a tree lined road to the favoured South Side of Harrogate**

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Entrance Hall | Sitting Room | Dining Room | Kitchen | Study | Cloakroom with wc

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Four Bedrooms | Jack & Jill En-suite | House Bathroom | Second Floor Loft Rooms

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Two Bedroom Annex | Lawned Gardens | Double Garage with Room Above

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Council Tax: E | Energy Rating: D | Tenure: Freehold

# £795,000





The property is 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, comprising: external porch, hallway, sitting room, kitchen, two bedrooms, bathroom and separate wc. 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. On the second floor there are two loft rooms accessed via a loft ladder that are currently used as an office and playroom.



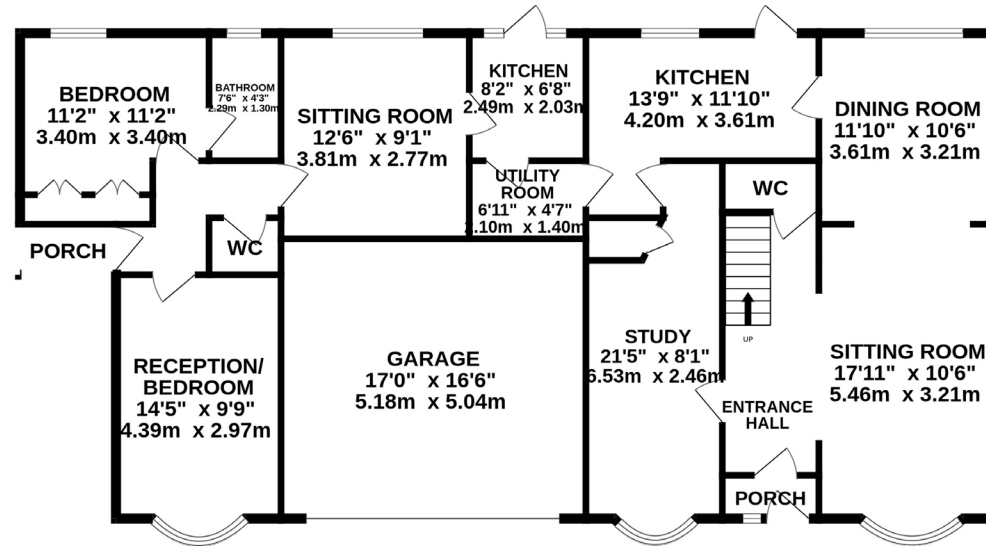


## OUTSIDE

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 double garage 17' x 16'6" with room above, ideal for further accommodation (subject to the usual consents).

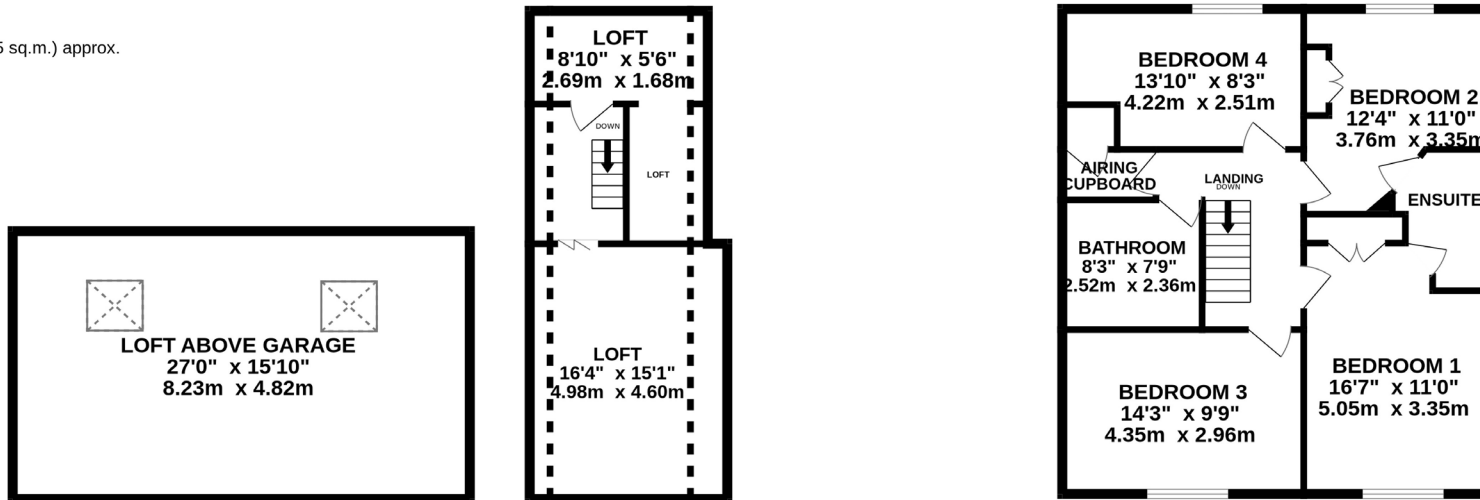


GROUND FLOOR  
1588 sq.ft. (147.5 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.2 sq.m.) approx.

LOFT  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 3060 sq.ft. (284.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

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