

26 ST MARK'S AVENUE
HARROGATE



26 ST MARK'S AVENUE | HARROGATE | HG2 8AE

A beautifully presented, attractive, stone built semi-detached property situated in an extremely sought after and quiet location.

Entrance Vestibule | Hallway | Sitting Room | Family Room | Dining Kitchen | Utility Room

Six Bedrooms | Two Bathrooms

Lawned Gardens | Timber Workshop 18'6" x 7'3"

Harrogate - 1 mile

Railway station - 750 metres | Bus route - 170 metres | Airport - 13 miles

All distances are approximate

Council Tax: Band F | Energy Rating: D | Tenure: Freehold





The property forms part of this residential cul-de-sac just off the Leeds Road, to the south side of town, within the catchment area of the Harrogate Grammar School, close to Hornbeam rail link for commuting to both Leeds and York and Harrogate town centre only a short distance away.

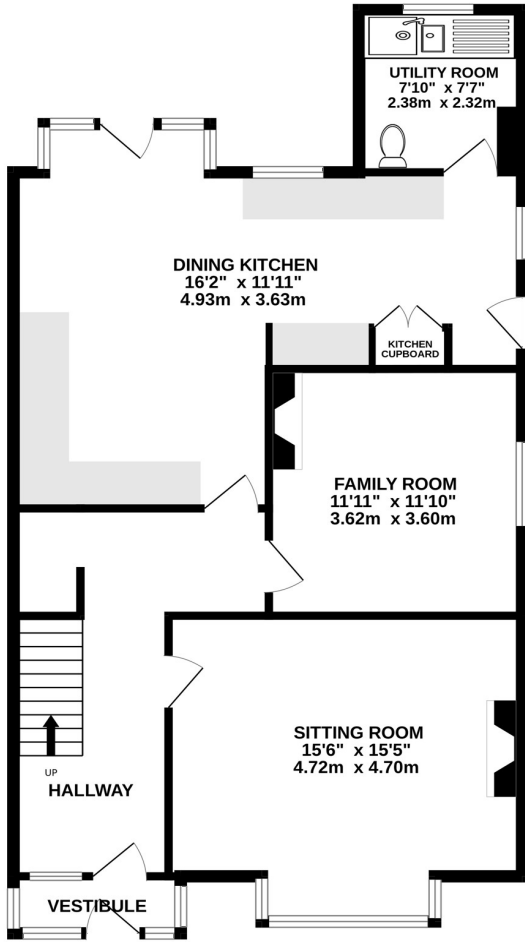
The property has the benefit of generous sized accommodation, laid out over three floors, which is well appointed throughout and comprises: Entrance porch leading to a spacious entrance hall, large living room with bay window, family room and a stunning L-shaped kitchen with dining area and doors leading to the rear garden and separate utility room with WC. To the first floor there are four bedrooms and a house bathroom and to the second floor, there are two further bedrooms with a second bathroom and large eaves storage.

To the front of the property are beautifully kept gardens with low stone wall, flowering borders and timber hand gate with side pathway leading to a large timber workshop. The beautifully kept, enclosed rear garden is set mainly to lawn with flowering borders, stone walling, hard stand sitting area and pizza oven.

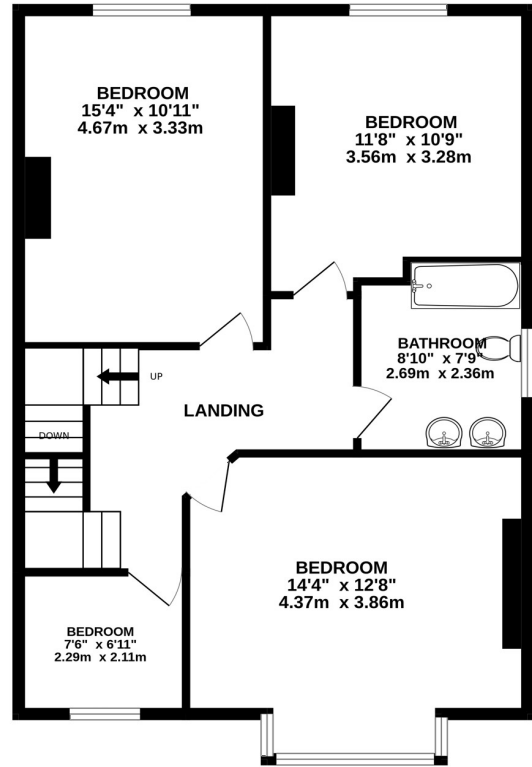




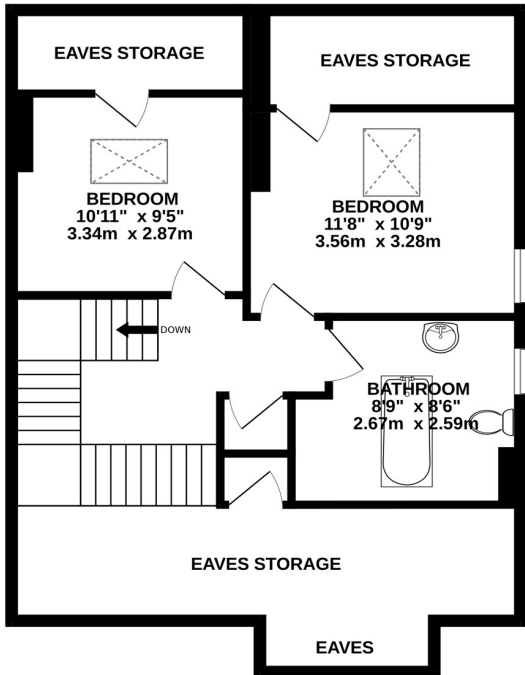
GROUND FLOOR
905 sq.ft. (84.0 sq.m.) approx.



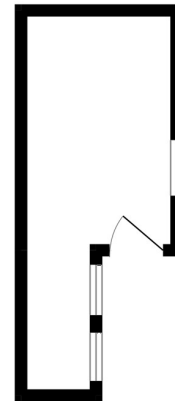
1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



2ND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



GARDEN STORE
108 sq.ft. (10.1 sq.m.) approx.



TOTAL FLOOR AREA : 2523 sq.ft. (234.4 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

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