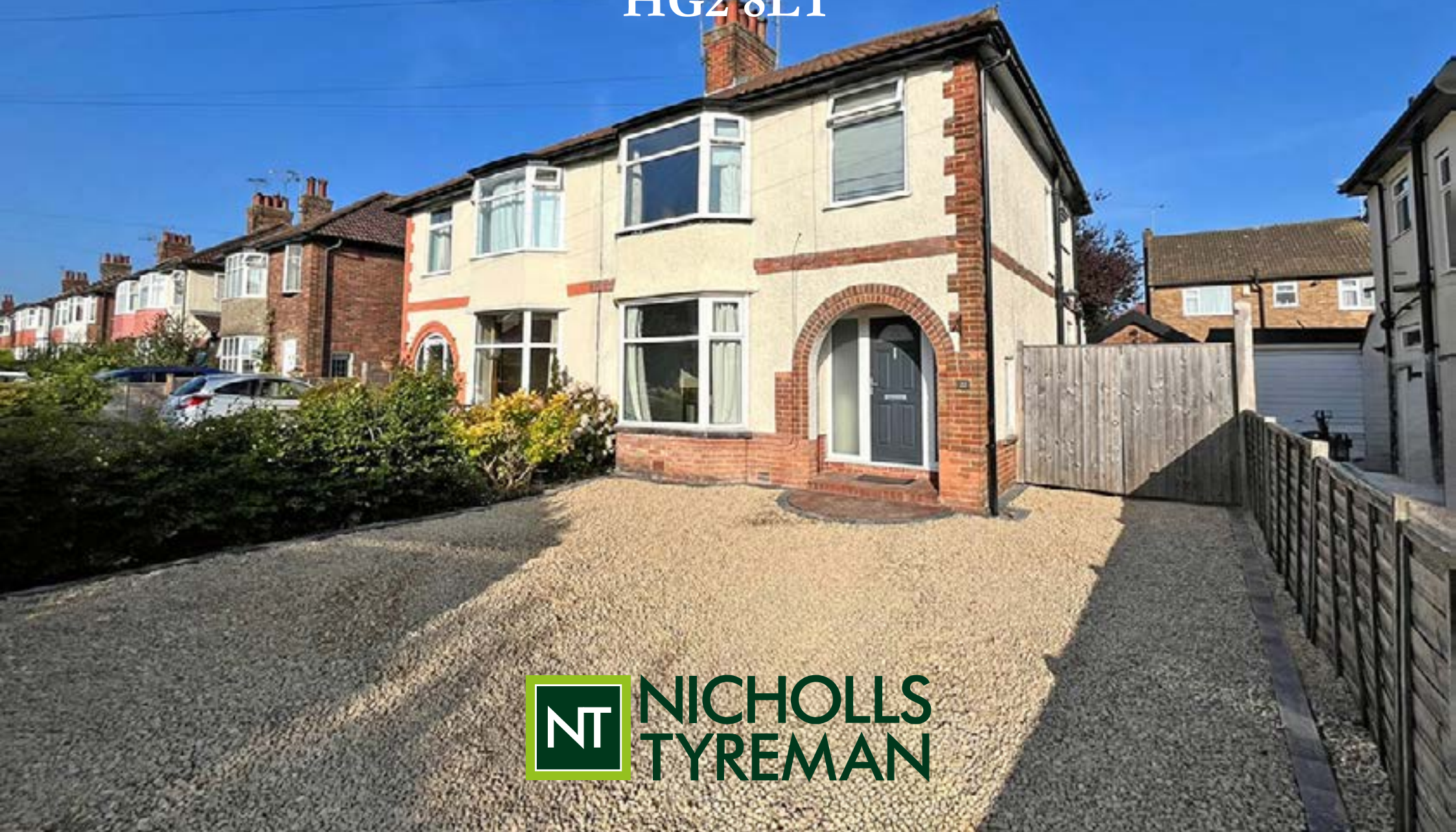


22 ST. WINIFREDS AVENUE  
HARROGATE  
HG2 8LT



## 22 ST.WINIFREDS AVENUE | HARROGATE | HG2 8LT

A beautifully presented, three bedroom semi-detached house in the popular Saints Area.

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Hallway | Living Room | Kitchen/Dining Room | Cloakroom/WC

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Three Bedrooms | House Bathroom

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Gardens | Garage

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

OFFERS OVER  
**£450,000**  
Chain Free





**Situated close to excellent local schools and amenities, and within 200 metres of the Harrogate District Hospital.**

The property benefits from gas central heating and double glazing and comprises: generous entrance hall with ground floor wc, living room with attractive bay and wood burning stove, open plan dining kitchen with French doors to the rear garden and a range of wall mounted cupboards, base units and drawers, integrated fridge/freezer, dishwasher, wine fridge, Smeg oven and hob. To the first floor are two double bedrooms, single bedroom and house bathroom.

To the front of the property is a lawned garden with mature shrubs and driveway leading to a detached garage. To the rear is a low maintenance garden, with flagged patio and artificial grass.

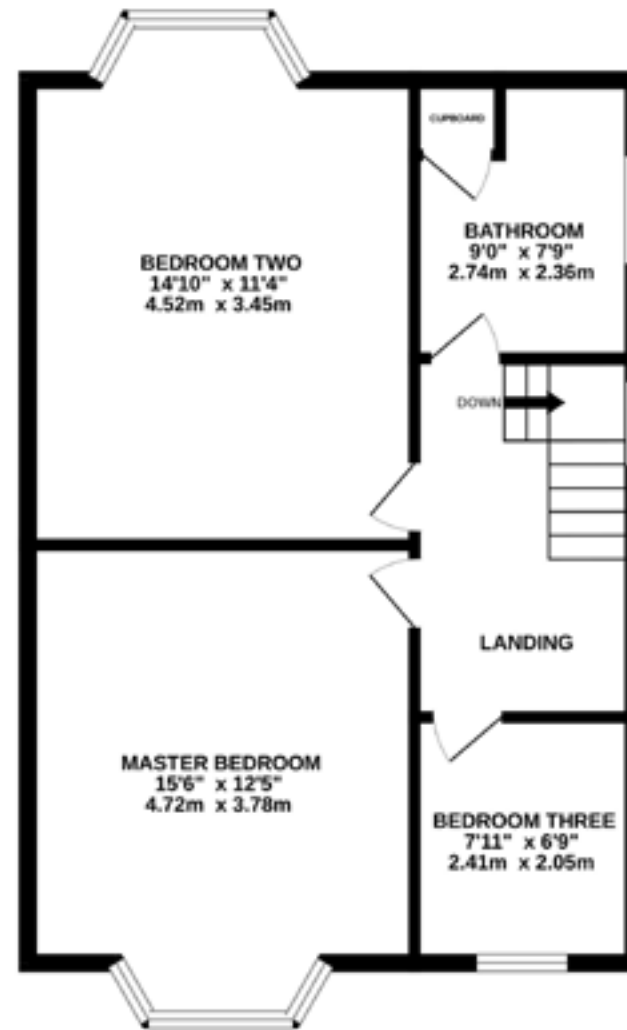
To the front of the property is a lawned garden with mature shrubs and driveway leading to a detached garage. At the rear is a low maintenance garden, with flagged patio and artificial grass.



GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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.

**[WWW.NICHOLLSTYREMAN.COM](http://WWW.NICHOLLSTYREMAN.COM)**