

**CHERRY TREES
SLINGSBY WALK
HARROGATE
HG2 8LL**



 **NICHOLLS
TYREMAN**

CHERRYTREES | SLINGSBY WALK | HARROGATE | HG2 8LL

A fabulous opportunity to purchase this detached family home located in a unique and quiet residential location with the gardens adjoining
The Harrogate Stray.

Entrance Hall | Living Room | Dining Room | Kitchen | Conservatory | Utility Room | Cloakroom with wc

Four Bedrooms | En-suite Shower Room | House Bathroom

Large Gardens | Detached Garage | Greenhouse

Council Tax: F | Energy Rating: TBC | Tenure: Freehold

£850,000





The property does not require some general modernisation but offers superb potential to create a magnificent home in this popular residential area, close to excellent local schools, shops and with the Hornbeam rail link a short distance away offering easy commuting to both Leeds and York. The property is also within level walking distance of the Harrogate town centre.

The property requires an internal inspection to appreciate the accommodation which comprises: Entrance hall with ground floor cloakroom, large living room with bay window overlooking gardens and The Stray beyond, dining room, kitchen, conservatory and utility room.

To the first floor there are four bedrooms, an en-suite shower room and house bathroom along with a large loft area ideal for conversion - subject to the usual consents.

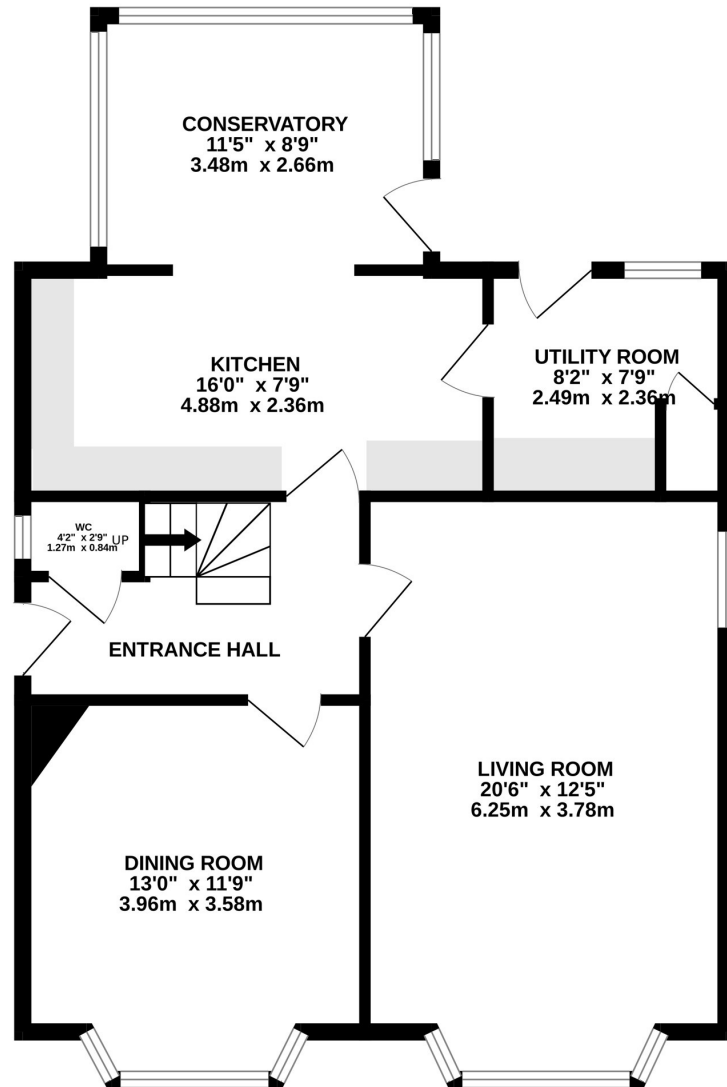


OUTSIDE

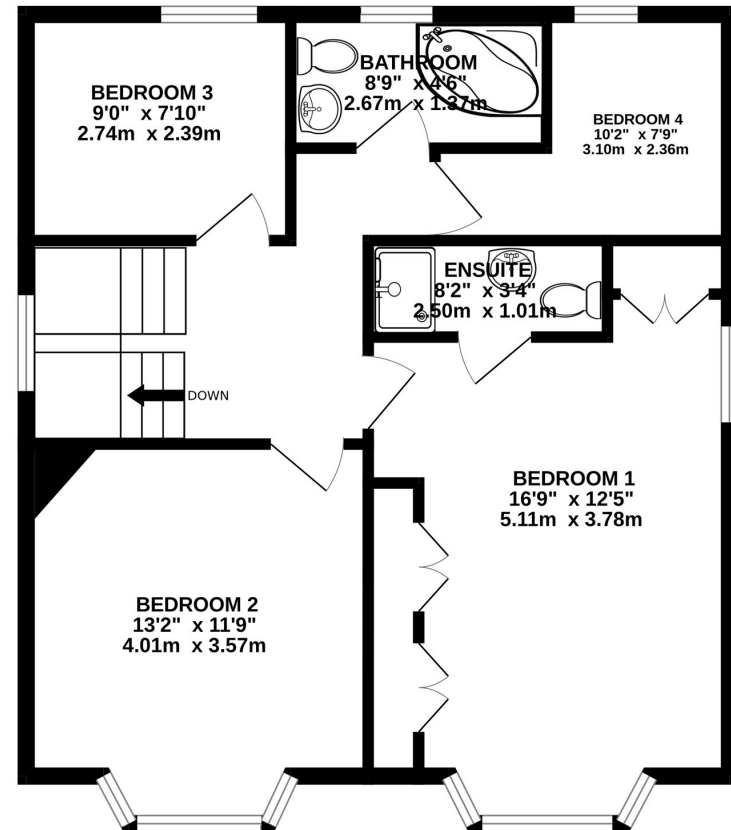
The property is approached via a private driveway leading to large driveway with **detached garage 22' x 11'6"**, greenhouse 11'9" x 7'5" and flagged patio.

Pathways lead to the rear of the property where there are extensive lawned gardens with mature boundary hedging and fencing and a pathway leading to a small woodland area and, in turn, the Harrogate Stray.

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

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WWW.NICHOLLSTYREMAN.COM