

101 ST WINIFREDS ROAD
HARROGATE
HG2 8LR



NICHOLLS
TYREMAN

101 ST WINIFREDS ROAD | HARROGATE | HG2 8LR

A fabulous opportunity to purchase a substantial, extended, detached family property situated in this much sought after residential location close to local schools, shopping parades and the Hornbeam rail link, for easy commuting to Leeds and York. Harrogate town centre is only a short distance away.

Entrance Vestibule | Entrance Hall | Living Room | Dining Room | Breakfast Kitchen | Study | Utility Room | Cloakroom

Four Double Bedrooms | En-suite Shower Room | House Bathroom | Loft Room

Large Gardens | Garage | Craft Room | Summerhouse

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

£875,000





The property does now require general modernisation, but has the benefit of a larger than average garden and offers great potential.

The accommodation benefits from gas fired central heating and double glazing and comprises: Entrance vestibule leading to a beautiful entrance hall with original panelling and staircase, large living room with bay window, dining room, study, breakfast kitchen, utility room and ground floor cloakroom.

To the first floor there are four bedrooms, the principal bedroom having an en-suite shower room, house bathroom and loft room accessed via a ladder.

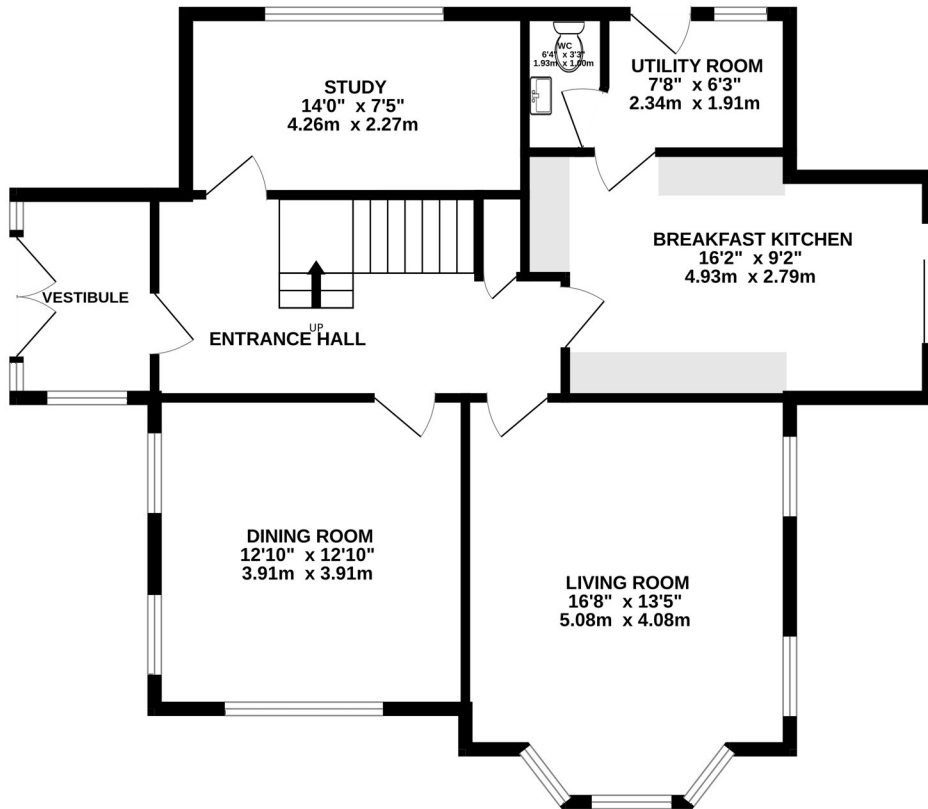
A long driveway leads to a detached garage with attached craft room.

There are lawned gardens with mature boundary hedging, flowering borders and specimen trees and plants. The patio has access to the breakfast kitchen and garden room.

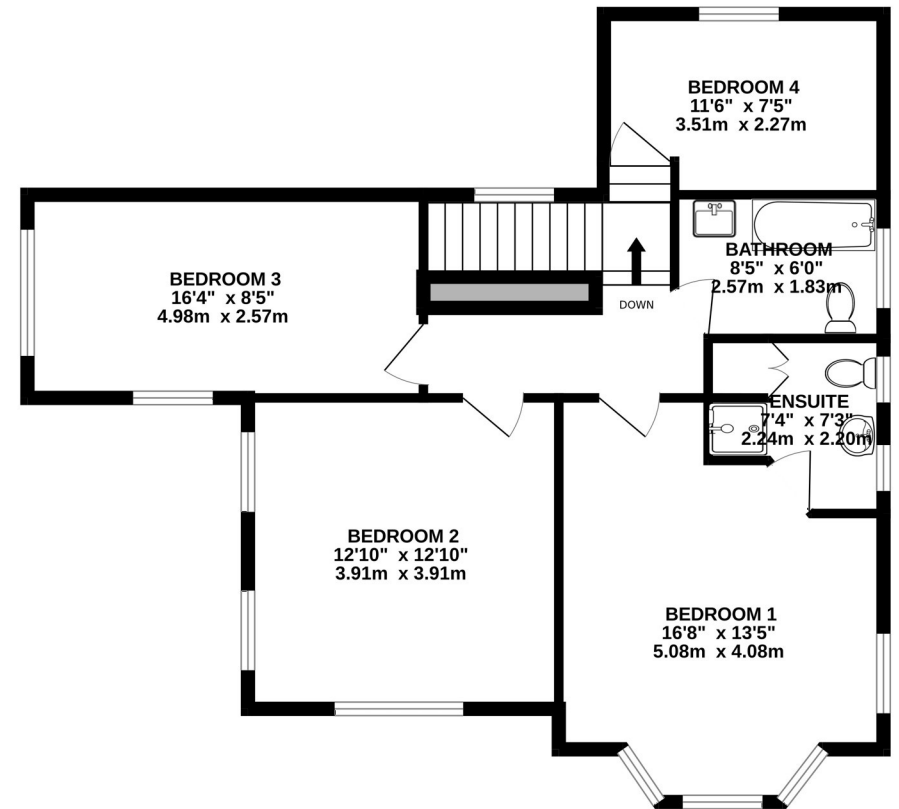
Pathways lead to the rear of the property where there is a larger than average garden with flowering borders, boundary fencing and access to the garage and greenhouse.



GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



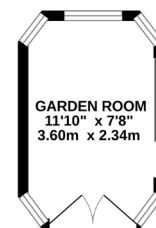
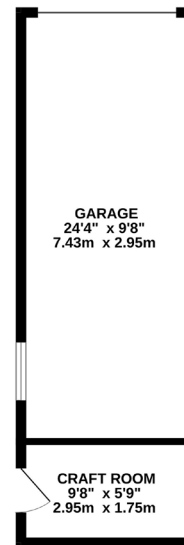
1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1626 sq.ft. (151.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025





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

WWW.NICHOLLSTYREMAN.COM

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.