

33 ST WINIFREDS ROAD
HARROGATE
HG2 8LW



NICHOLLS
TYREMAN

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A beautifully presented and extended detached family house situated in this extremely popular residential location, close to excellent local schools, shops and The Harrogate Stray, with the town centre being within level walking distance.

Porch | Entrance Hall | Living Room | Dining Room | Family Room | Breakfast Kitchen | Utility Room | Ground Floor Shower Room

Five Bedrooms | En-suite Shower Room | House Bathroom

Gardens to Front & Rear | Garage with Store

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

£945,000





The property truly requires an internal inspection to appreciate the spacious versatile and well laid out accommodation which has the benefit of double glazing and central heating, along with having two driveways, manicured gardens and high quality fixtures and fittings throughout.

The accommodation comprises: Large entrance vestibule, beautifully panelled spacious, entrance hall with useful storage cupboard and open staircase to the first floor, large living room with bay window recessed fire and herringbone flooring, good size dining room with dual aspect and herringbone flooring, large family room with bi-fold doors leading to the rear gardens and fabulous, beautifully appointed breakfast kitchen with bi-fold doors, large dining area with integrated appliances, quartz work surface and peninsula breakfast bar, utility room and ground floor shower room.

To the first floor the principal bedroom has built in wardrobes, bay window and en-suite shower room, there are four further bedrooms and a house bathroom.





OUTSIDE

To the front of the property is a block paved driveway, lawned gardens and flowering borders with specimen plants and trees.

Side pathways lead to the rear of the property where there is a second driveway leading to:

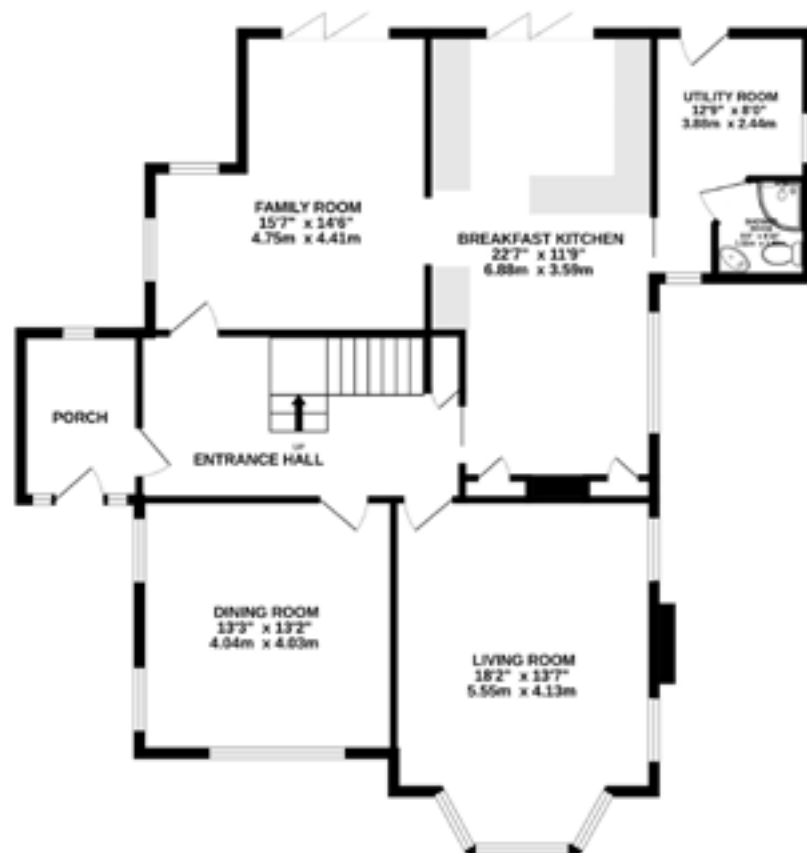
Large Detached Garage 14' x 10' plus 7'2" x 5'4"

Useful Storeroom 8'7" x 7'2"

To the rear of the property is a flagged patio with electric sun blinds and steps leading to a well presented lawned garden with flowering borders and mature boundary hedging and fencing.



GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA: 2053 sq.ft. (190.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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2ND FLOOR (11.2 sq.m.) approx.





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

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WWW.NICHOLLSTYREMAN.COM