



**76 St. Winifreds Road, Harrogate**

**£415,000 Guide Price**

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An extended three-bedroom semi-detached family home with attractive gardens, a driveway and detached garage, occupying a quiet position within this highly regarded residential area. The property has been much loved over the years and now offers an excellent opportunity for buyers to update the accommodation and create a home to their own tastes and requirements.

Outside, wrought-iron gates open onto a paved driveway providing off-road parking and access to the detached garage. The front garden is laid to lawn with established planted borders and mature hedging. To the rear is an appealing garden with a generous lawn, mature trees, shrubs, rose beds and neatly maintained hedging. A paved seating area adjoining the house provides space for outdoor dining and relaxation.

St Winifred's Road is a quiet and sought-after residential address, conveniently placed within easy walking distance of well-regarded primary and secondary schools. Local shops and everyday amenities are also close at hand, with Harrogate town centre readily accessible.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



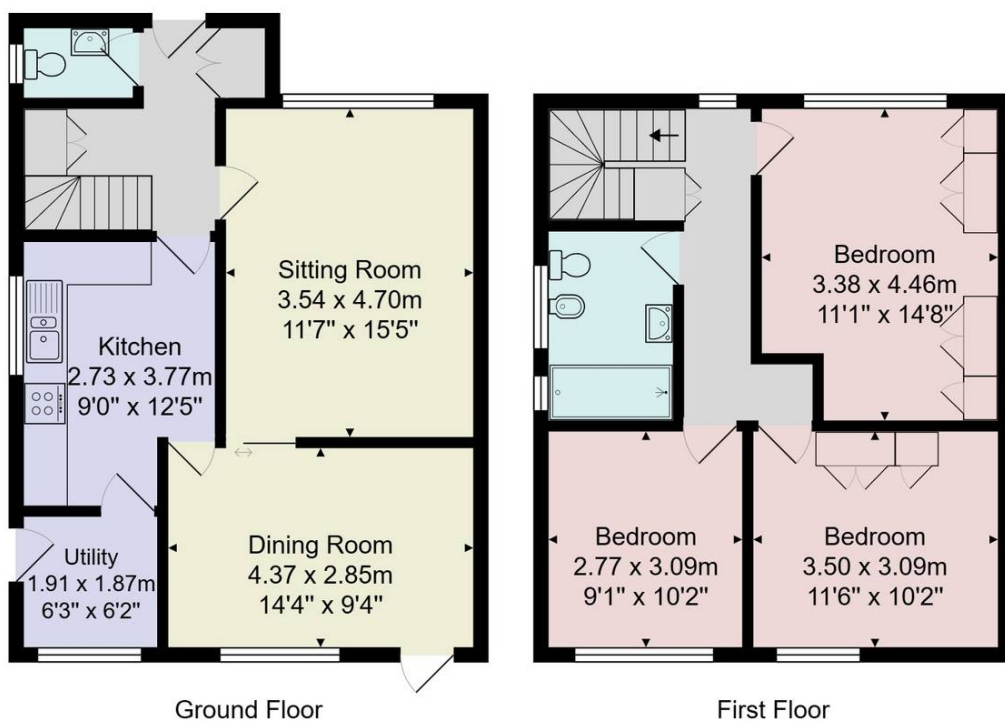
The accommodation opens into an entrance hall with a ground-floor WC, useful storage cupboards and stairs to the first floor. The sitting room features a large front-facing window and fireplace, with a sliding pocket door connecting to the separate dining room. Enjoying views over the rear garden, the dining room has a glazed door leading directly onto a paved seating area.

The breakfast kitchen is fitted with a range of units and provides space for everyday dining, while a separate utility room offers additional storage, appliance space and side door access.

To the first floor are three bedrooms, with bedrooms one and two benefiting from fitted wardrobes. The principal bedroom is particularly generous and incorporates an extensive range of built-in storage. The third bedroom could also suit use as a nursery or home office.

Completing the accommodation is a fully tiled house shower room with a large walk-in shower, WC, washbasin and bidet.





Total Area: 107.6 m<sup>2</sup> ... 1158 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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