



9 St George's Avenue, Harrogate, North Yorkshire, HG2 9DP

£460,000

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An impressive four-bedroomed detached home with a southwest-facing garden, providing high-quality and spacious accommodation, ideally suited for modern-day family living, in this popular south Harrogate location within the catchment area for Harrogate Grammar School.

The accommodation includes a modern kitchen, dining room and separate sitting room. There is also a cloakroom and separate utility. On the first floor there are four bedrooms, including a master bedroom with en-suite, and house bathroom.

St George's Avenue is a quiet cul-de-sac just off St George's Road on the south side of Harrogate close to excellent amenities including sought after primary and secondary schools and is just a short distance from the Stray and Harrogate town centre.





GROUND FLOOR

SPACIOUS RECEPTION HALL

Under-stairs cupboard.

SITTING ROOM

A spacious reception room with bay window to front and further windows to side.

DINING ROOM

A further reception room with glazed doors leading to the garden.

KITCHEN

Fitted with a range of modern wall and base units. Gas hob with extractor above, integrated double oven, dishwasher, fridge and freezer.

UTILITY ROOM

With further wall and base units, double sink and plumbing for washing machine. Glazed exterior door to the side.

FIRST FLOOR

BEDROOM 1

A double bedroom with windows to front and side. Fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern white suite comprising low-level WC, washbasin set within a vanity unit, and shower. Window to side.

BEDROOM 2

A double bedroom with window to rear and fitted wardrobe.

BEDROOM 3

A double bedroom with window to rear and access to eaves storage.

BEDROOM 4

A further bedroom with window to front.

BATHROOM

Modern white suite comprising low-level WC, washbasin and bath with shower above. Window to rear.

OUTSIDE

Driveway provides off-road parking and leads to a **SINGLE GARAGE**. To the rear of the property there is a good-sized lawned garden with a southwest-facing aspect, mature borders and a paved and decked sitting area.

Council Tax Band - F





Total Area: 107.2 m² ... 1154 ft²

All measurements are approximate and for display purposes only.
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