





52 St. Winifreds Avenue West, Harrogate

£425,000 Guide Price

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A beautifully presented three-bedroom home occupying a superb position on the edge of the famous Harrogate Stray, within the highly sought-after “Saints” area of Harrogate. The property combines stylish modern accommodation with an excellent location, being within catchment of popular primary and secondary schools and conveniently placed for Harrogate town centre. A wide range of nearby amenities, including shops, cafés and everyday services, are also within easy reach.

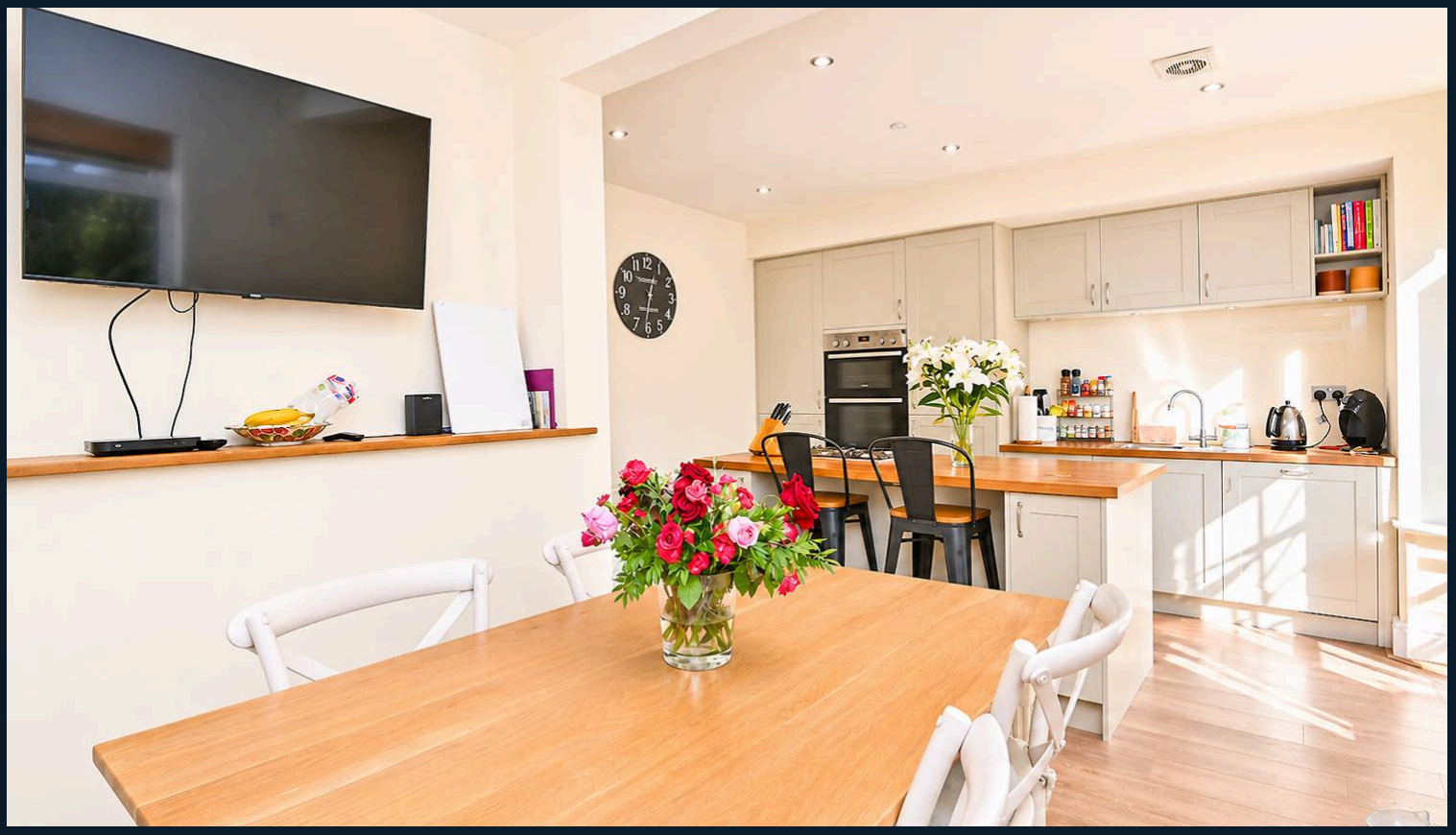
OUTSIDE

A driveway provides off-road parking. To the rear is an attractive enclosed garden providing a pleasant outdoor sitting and entertaining space. There is also a substantial storage shed, offering useful additional space for garden equipment, bicycles and other items.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:



GROUND FLOOR

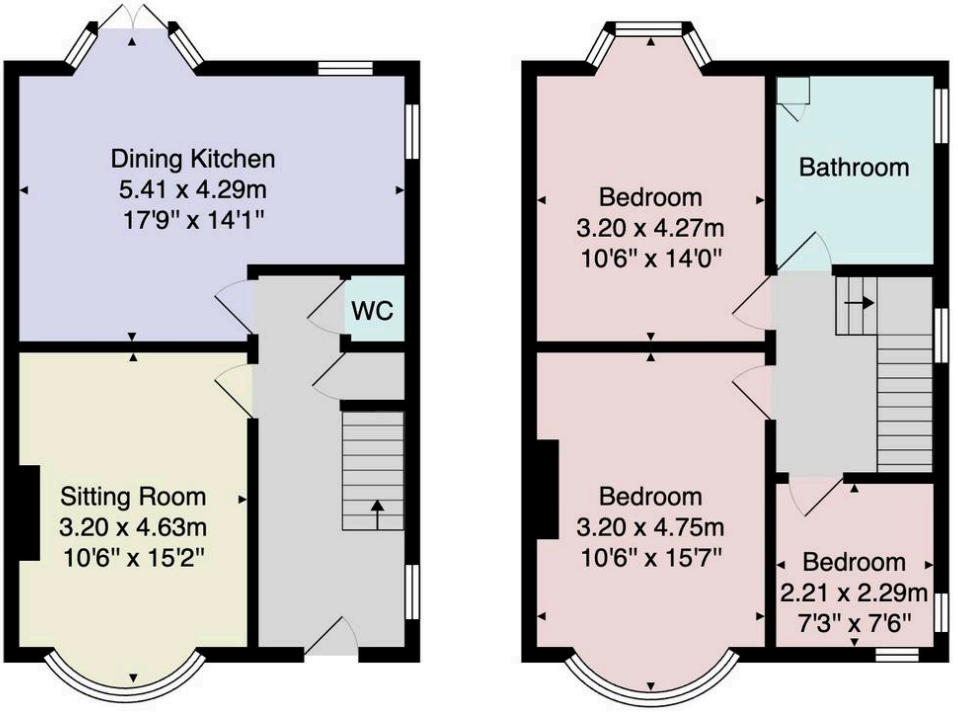
A welcoming reception hall features an attractive oak and glazed staircase rising to the first floor. The sitting room is a spacious and inviting reception space with a bay window to the front and a wood-burning stove providing an attractive focal point. A particular feature of the property is the superb modern dining kitchen, fitted with a stylish range of wall and base units complemented by worktops, a central island and breakfast bar. Integrated appliances include a gas hob, double oven, dishwasher and fridge freezer. There is ample space for a dining table and chairs, while glazed doors open directly onto the rear garden, creating an excellent space for everyday family living and entertaining. There is also a useful downstairs cloakroom fitted with a WC.



FIRST FLOOR

There are three good-sized bedrooms on the first floor. The accommodation is completed by a modern family bathroom fitted with a WC, washbasin, bath and separate shower.





Ground Floor First Floor

Total Area: 91.2 m² ... 981 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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