

80 ST. WINIFREDS ROAD  
HARROGATE  
HG2 8LR



NICHOLLS  
TYREMAN

## 80 ST WINIFREDS ROAD | HARROGATE | HG2 8LR

An excellent opportunity to purchase this fantastically presented detached chalet-style family home located in the ever popular Saints residential area of Harrogate. The property provides flexible accommodation extending to nearly 3,000 sqft offering four/five bedrooms, spacious reception rooms and a lovely corner plot.

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Entrance Hall | Sitting Room | Dining Room | Dining Kitchen | Bedroom 5/Study | Conservatory | Shower Room

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Four Bedrooms | House Bathroom

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Garden | Garage

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

# £795,000





Offered with gas fired central heating and double glazing throughout this property briefly comprises; large entrance hall with stairs leading to the first floor, L-Shaped dining/kitchen with modern kitchen units, lots of counter space and built in appliances, separate dining room leading through to light and airy conservatory perfectly positioned to enjoy the garden and flowing nicely into the large sitting room with fireplace and log burning stove. The ground floor also offers a study/fifth bedroom and modern shower room.

To the first floor the property provides four double bedrooms. The main bedroom is a fantastic sized double and features a free-standing roll top bath and the other three bedrooms are served by a modern house bathroom comprising; free-standing bath, wash basins and w/c.

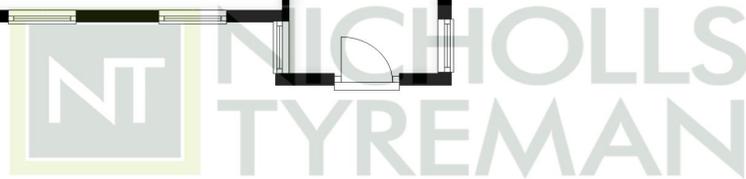
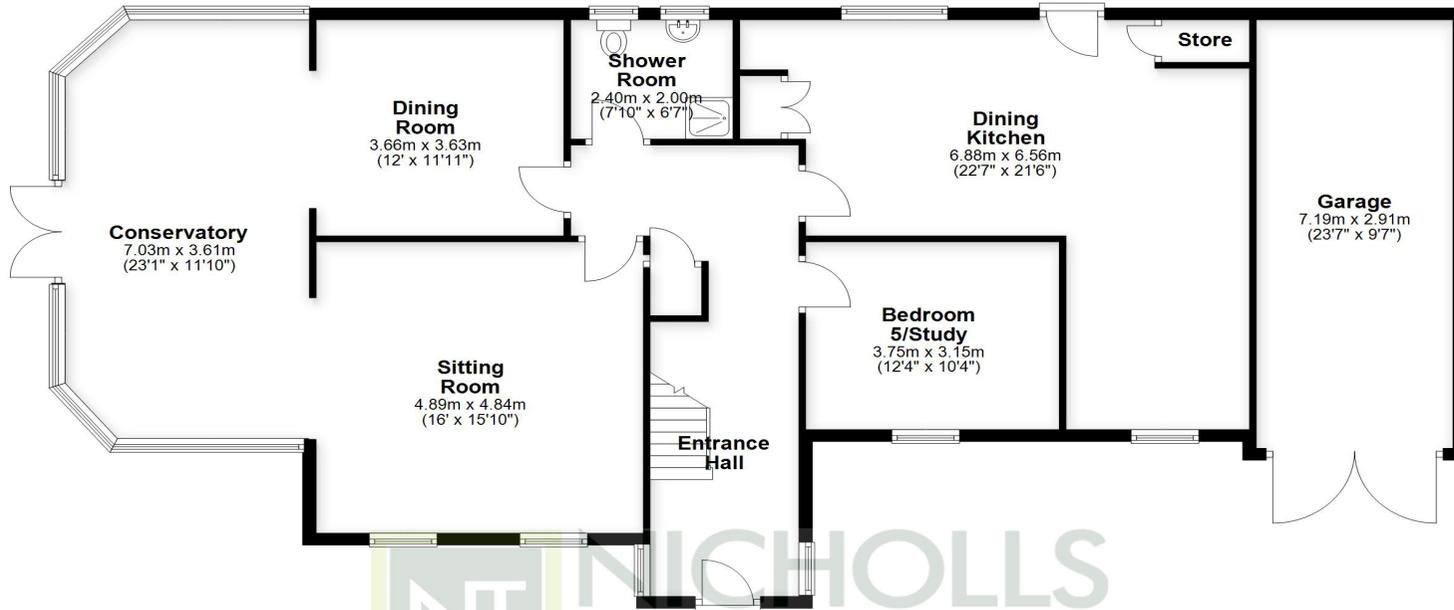
Externally the property benefits from a lovely corner plot garden, tidy patio area, driveway parking for multiple cars and a single garage.





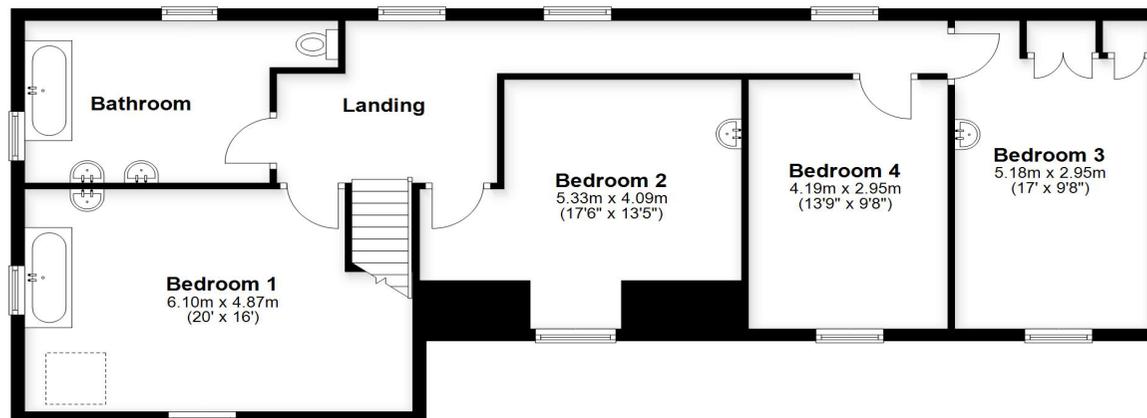
### Ground Floor

Approx. 156.5 sq. metres (1684.2 sq. feet)



### First Floor

Approx. 97.8 sq. metres (1052.4 sq. feet)





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

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