





34 St Catherine's Road, Harrogate

£675,000 Offers Over

VERITY FREARSON

YOUR AWARD WINNING AGENT

#DARINGTOBEDIFFERENT



A stunning five-bedroom family home situated in an enviable and ever-popular position to the south side of Harrogate, close to the famous Harrogate Stray whilst being within walking distance of excellent schools, local amenities, the town centre and Hornbeam Park railway station.

This exceptional home has been skilfully extended and now reveals very well-appointed and generous accommodation arranged over three levels. An internal viewing is essential to appreciate the overall scale and size of the stylish accommodation.

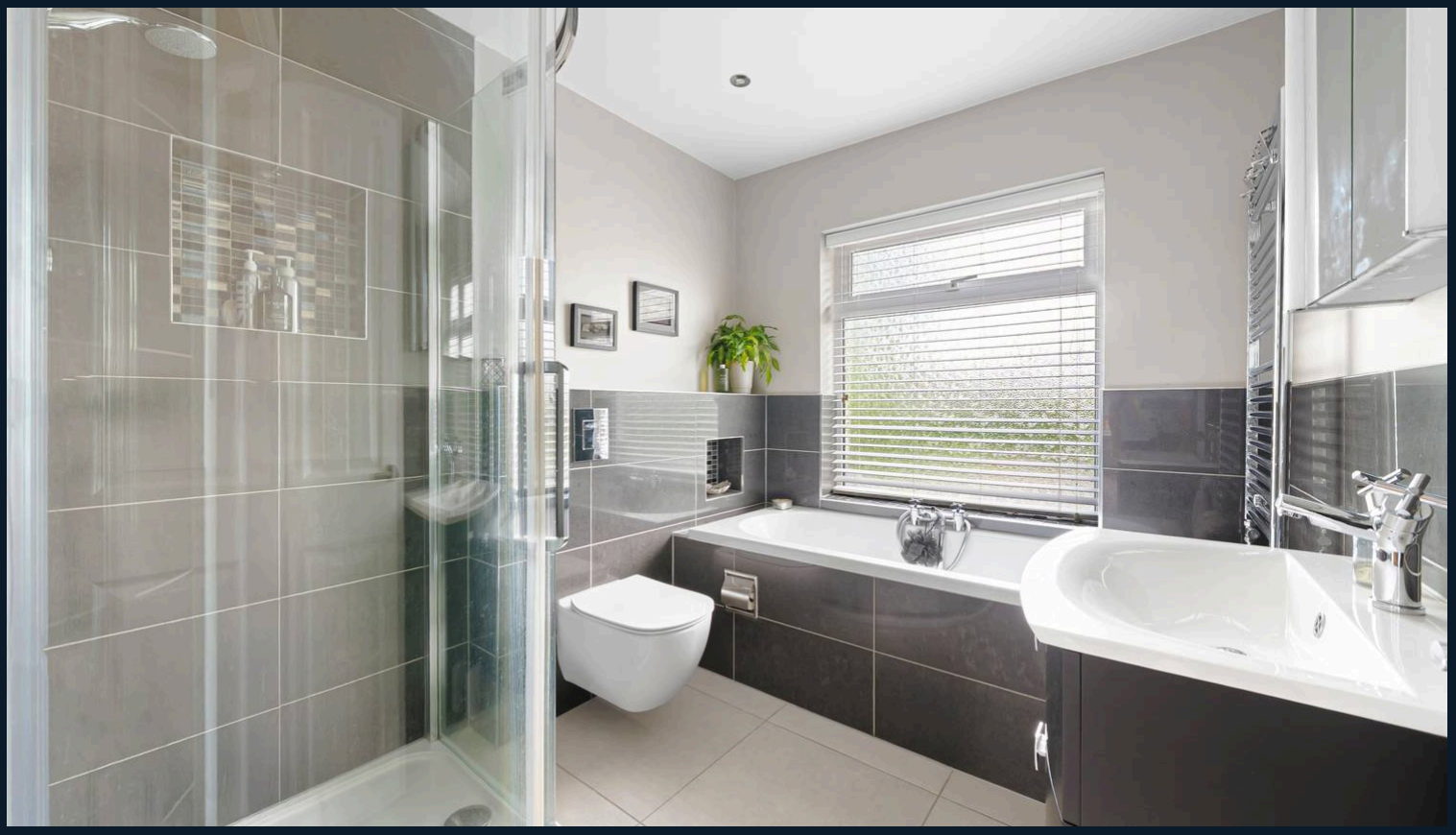
OUTSIDE

Blocked-paved drive provides ample off-street parking. Superb and private rear gardens with paved terrace, decked seating area, shaped lawn and mature borders.

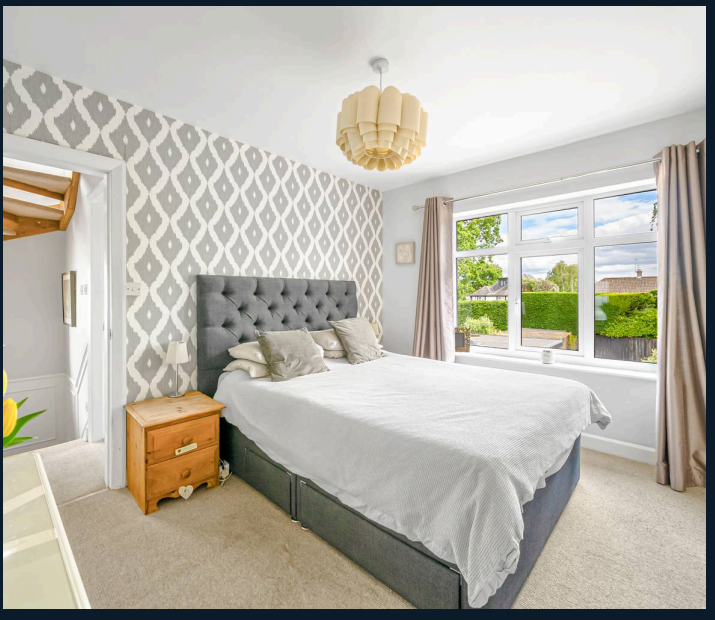
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



The accommodation in brief comprises - Entrance porch, entrance hall, cloakroom, sitting room with electric fire and window to the front, home office / study with window to front.

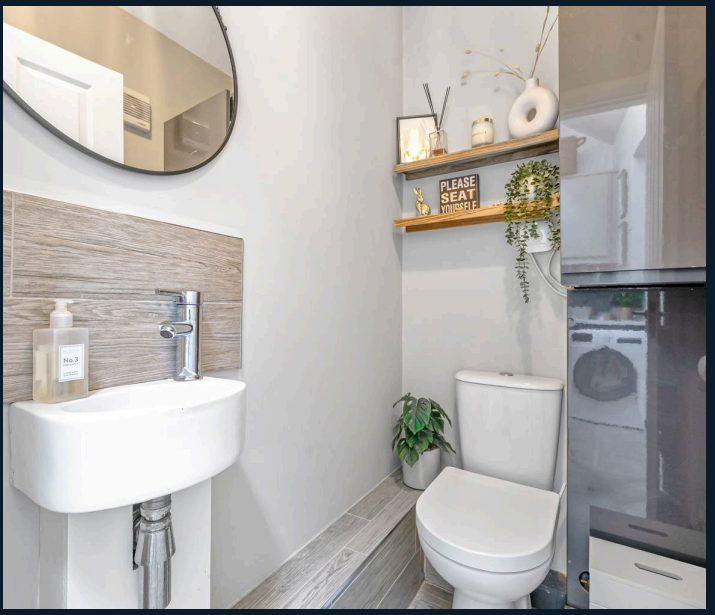


GROUND FLOOR

A particular feature to the house is the most generous living accommodation incorporating good sized sitting, dining and kitchen areas with sliding doors to the rear garden. The kitchen reveals an extensive range of wall and base units, quartz work surfaces, integral appliances, central island with seating.

Separate utility with storge cupboard and cloakroom

Ground-floor bedroom suite with a beautiful en-suite shower room and bi-folding doors leading to the rear garden



FIRST FLOOR

Three further bedrooms and house bathroom with three-piece white suite, separate shower cubicle and modern tiling.

SECOND FLOOR

A good-sized double bedroom with well appointed en-suite shower room.

St. Catherines Road, Harrogate, HG2

Approximate Gross Internal Area = 163.5 sq m / 1760 sq ft
(Excluding Restricted Use Area)
Restricted Use Area = 4.2 sq m / 45 sq ft
Total = 167.7 sq m / 1805 sq ft



Illustration for identification purposes only, measurements are approximate,
not to scale. Pursuant to RICS property measurement 2nd edition
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