



6 St. Catherines Road, Harrogate

£725,000 Guide Price



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A beautifully presented and substantially extended four-bedroom semi-detached family home, offering spacious accommodation over three floors, together with enclosed gardens, driveway parking and a garage/store. Situated on a quiet street within Harrogate's highly sought-after Saints area, the property is ideally placed for excellent schools, local amenities and access to the town centre.

Occupying the entire second floor is an outstanding principal bedroom suite, creating a luxurious private retreat. The spacious bedroom enjoys an abundance of natural light and features French doors opening onto a Juliet balcony with elevated views over the surrounding area. A dedicated dressing area provides extensive wardrobe storage, whilst the impressive en-suite bathroom is fitted with a walk-in shower, jacuzzi/whirlpool bath, vanity wash basin and WC.

Externally, the property enjoys excellent kerb appeal with a gravelled driveway providing ample off-street parking and access to the garage/store. To the rear is a beautifully maintained enclosed family garden, laid mainly to lawn and complemented by mature planting, paved and decked seating areas, creating a private and attractive setting for outdoor relaxation and entertaining.

This exceptional family home successfully combines character features with contemporary living, offering flexible accommodation of excellent proportions in one of Harrogate's most desirable residential locations.

Council Tax band: E

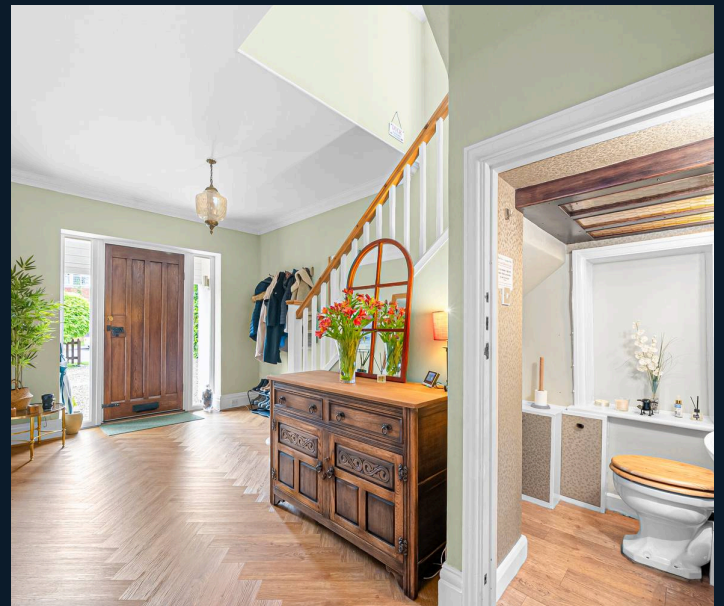
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



The property is entered via a welcoming entrance hall which provides an impressive introduction to the home. The ground floor offers a superb balance of formal and informal living accommodation. A spacious sitting room provides the principal reception area, featuring a bay window and wood-burning stove, whilst a separate snug creates a more intimate living space and is currently utilised as a home gym. A dedicated home office enjoys pleasant views over the rear garden and offers excellent flexibility for those working from home. Undoubtedly the heart of the home is the stunning open-plan dining kitchen, thoughtfully designed for modern family living and entertaining. The kitchen is fitted with a comprehensive range of contemporary units and integrated appliances, centred around a large island with breakfast bar seating. Flooded with natural light from roof lanterns and expansive sliding doors opening onto the rear garden, this exceptional space provides ample room for cooking, dining and relaxing. A separate utility room, ground floor WC and useful garage/store provide excellent practical storage and further enhance the property's family-friendly credentials. To the first floor, a spacious landing leads to three well-proportioned bedrooms, all presented to a high standard. The generous guest bedroom features a bay window and fitted wardrobes, whilst a further double bedroom benefits from a contemporary en-suite shower room. The remaining bedroom is served by a stylish house bathroom fitted with a modern white suite comprising a bath with shower over, wash basin and WC.



St. Catherines Road, Harrogate, HG2



Main House = 203.4 sq m / 2189 sq ft
Limited Use Area = 5.6 sq m / 60 sq ft
Garage = 8.4 sq m / 90 sq ft
Approximate Gross Internal Area = 217.4 sq m / 2339 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

