

37 ST WINIFREDS AVENUE
HARROGATE
HG2 8LT



NICHOLLS
TYREMAN



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A beautifully presented and extremely well planned, brick built semi-detached family home. Situated in this sought-after residential area and ideally positioned within catchment of several well regarded schools. The property is within walking distance of Harrogate Hospital, local shops and just a short distance from Harrogate town centre.

Entrance Hall | Living Room | Dining Kitchen

Three Bedrooms | Bathroom

Garden | Double Garage | Driveway Parking

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

£475,000





An internal inspection is truly required to appreciate the exceptional standard of the property throughout. Having double glazing and central heating, the accommodation comprises: Entrance hall with staircase to first floor, an impressive open plan living space featuring a beautifully appointed dining kitchen with integrated appliances, large central island and bi-fold doors opening from the dining area onto the rear garden. Living room with bay window to the front.

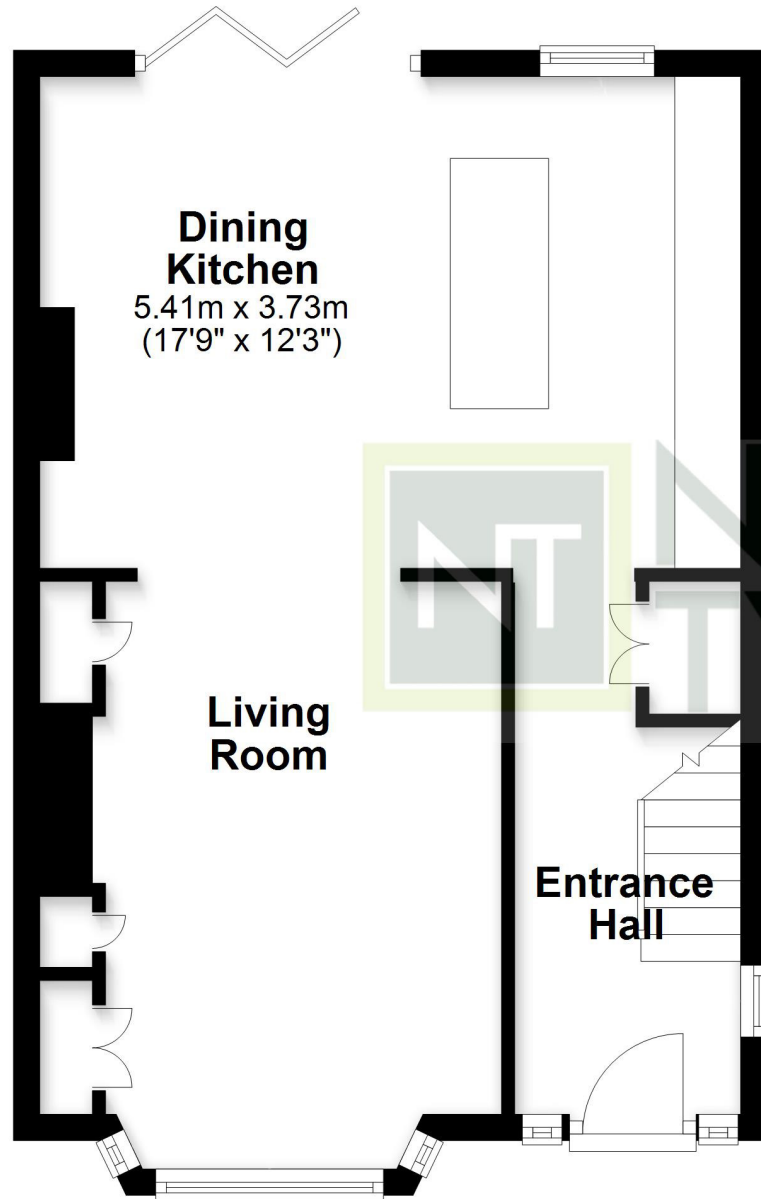
To the first floor are three bedrooms and a tastefully appointed house bathroom with a stand alone bath.

To the front of the property is ample off-street parking for several vehicles, boundary hedging and small lawned area. A side driveway leads to the rear of the property where there is a large enclosed flagged garden and double garage.



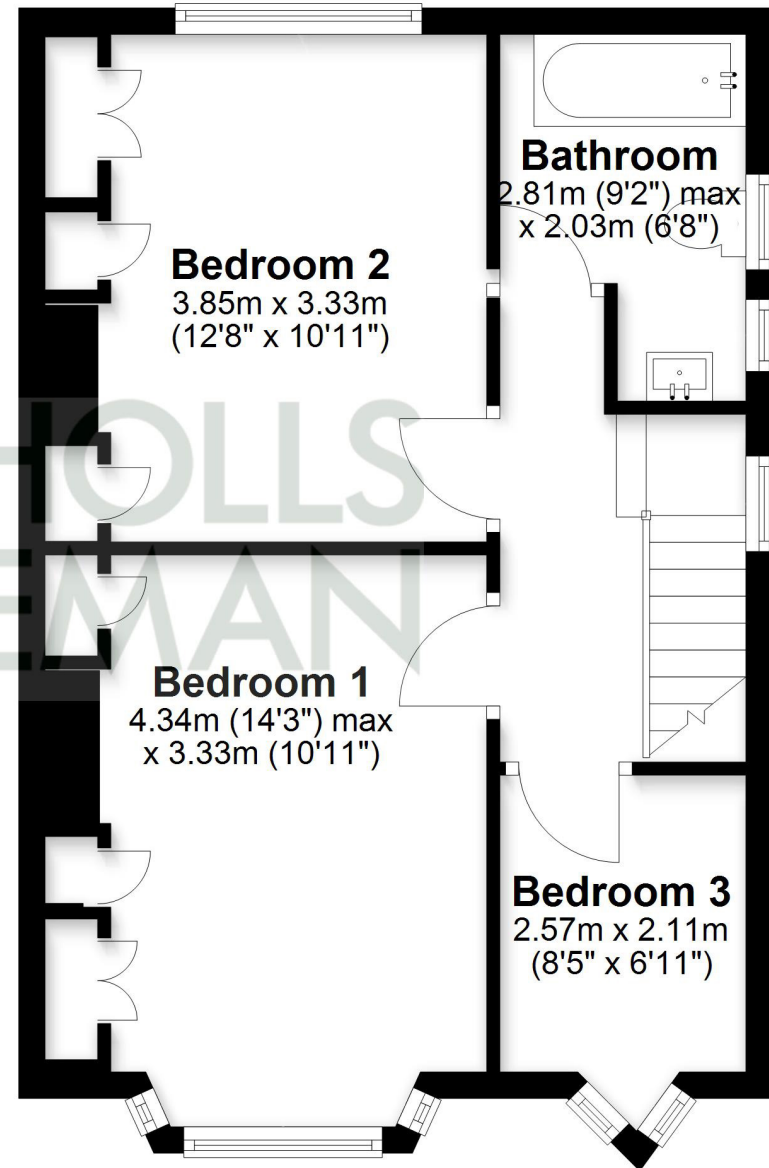
Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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