



7 St. Catherines Road, Harrogate

£560,000



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An extended four-bedroomed semi-detached house providing generous and well presented accommodation, within this sought-after district of Harrogate. The spacious accommodation comprises entrance hall, separate sitting room and impressive open plan living space with modern kitchen, sitting and dining areas, utility and cloakroom. On the first floor there are four bedrooms and shower room. The property occupies a generous plot, with off-road parking and good-sized, attractive lawned gardens to front and rear.

St Catherine's Road is a quiet street within this desirable district of Harrogate; popular due to local amenities and located within the catchment area of outstanding schools, the Stray and Harrogate town centre.

OUTSIDE

A driveway to front providing off-road parking. To the rear there is an attractive south-facing lawned garden with mature borders and paved sitting area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

ENTRANCE HALL Central heating radiator.

SITTING ROOM With window to the front and central heating radiator.

CLOAKROOM Low-flush WC and washbasin. Window to front and central heating radiator.

LIVING DINING KITCHEN A spacious kitchen with window to rear and glazed double doors leading to the rear garden. Central heating radiator. The kitchen comprises a range of stylish wall and base units and fitted appliances and breakfast bar.

UTILITY ROOM A useful storage area with plumbing for washing machine and tumble dryer.

FIRST FLOOR

LANDING With access to boarded loft space.

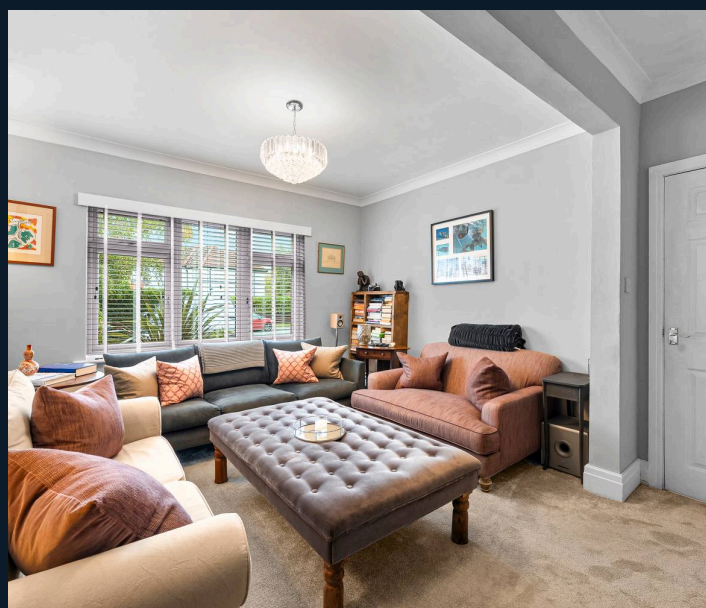
BEDROOM 1 Window to front and central heating radiator.

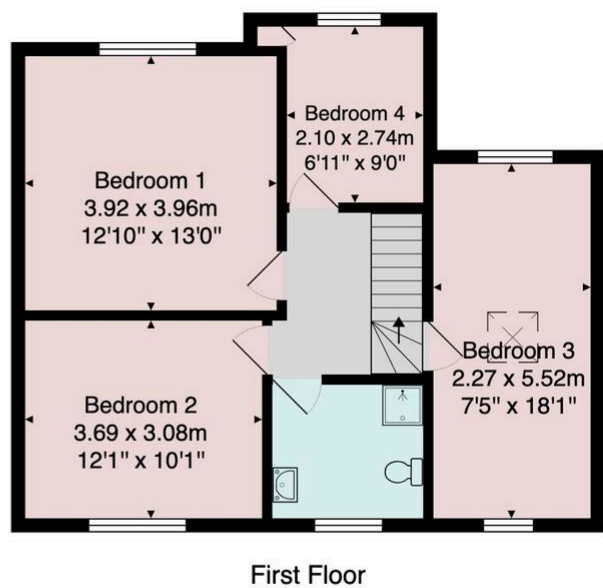
BEDROOM 2 Window to rear and central heating radiator.

BEDROOM 3 Window to front and central heating radiator. Velux window. This room previously had an ensuite shower room which has since been removed. Plumbing is in place if someone wanted to create an ensuite in this space again.

BEDROOM 4 Window to front and central heating radiator.

BATHROOM Modern white suite comprising low-flush WC, washbasin set within a vanity unit with marble top, and shower cubicle. Window to rear and central heating radiator.





Total Area: 125.0 m² ... 1346 ft²

All measurements are approximate and for display purposes only.

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