



98 St. Georges Walk, Harrogate

Offers Over £425,000 Freehold

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A modern three-bedroom detached house occupying a particularly attractive and quiet position within this popular development on the south side of Harrogate. The property enjoys an open aspect to the front and is ideally located within catchment of highly regarded primary and secondary schools, including Harrogate Grammar School.

Built in 2019, the property offers well presented modern accommodation throughout and is sold with the remainder of a 10-year builder's warranty. The accommodation includes a spacious sitting room, dining kitchen, three bedrooms, en suite and house bathroom, together with driveway parking and an attractive rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



GROUND FLOOR

A spacious reception hall leads through to the principal living accommodation. There is a generous sitting room with glazed doors opening onto the garden. The dining kitchen is fitted with a range of modern units and integrated appliances including a gas hob, oven, microwave, fridge freezer, dishwasher and washing machine, together with space for dining. There is also a useful downstairs WC.

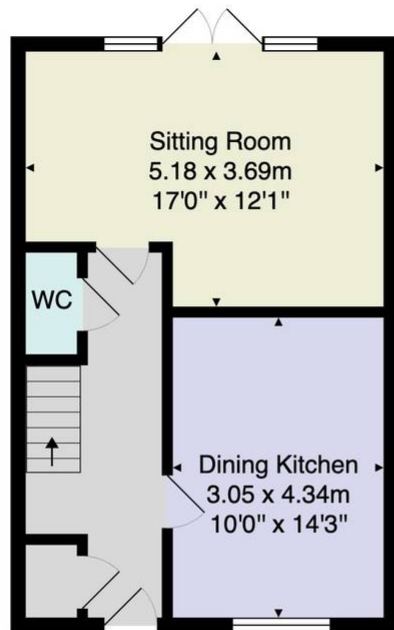
FIRST FLOOR

On the first floor there are three good-sized bedrooms, including the principal bedroom which benefits from a modern en suite shower room fitted with WC, washbasin and shower. The accommodation is served by a house bathroom fitted with a suite comprising WC, washbasin and bath. The landing also benefits from fitted cupboards and access to the loft space.

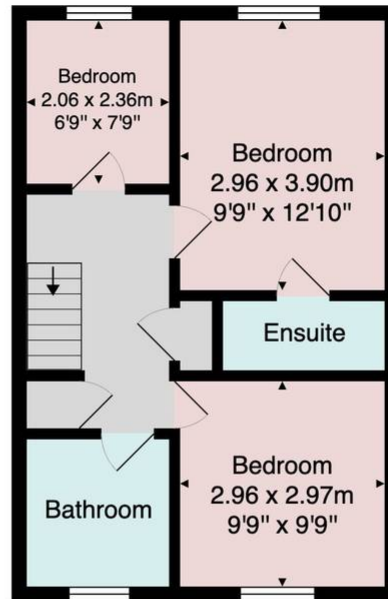
OUTSIDE

A driveway provides off-road parking. To the rear there is a good-sized and attractive garden laid mainly to lawn with patio seating area. attractive garden with lawn and patio.





Ground Floor



First Floor

Total Area: 84.8 m² ... 913 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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