



71 St. Catherines Road, Harrogate

£795,000 Freehold

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A generously proportioned five-bedroom detached home, recently improved to provide well-presented accommodation with a versatile layout. With two double bedrooms and a shower room on the ground floor, three further bedrooms upstairs, a spacious living kitchen and excellent outdoor entertaining space, the property offers flexibility for a wide range of buyers. It is set in the sought-after Saints area, close to The Stray and Harrogate town centre.

Situated in the heart of Harrogate's sought-after Saints area, an established residential neighbourhood of similar homes, the property is well placed for the town centre and a wide range of local amenities. The Stray and several highly regarded schools are nearby, while Hornbeam Park railway station offers regular services to York and Leeds. Picturesque walks through the Crimple Valley are also close at hand.

Agent's Notes

As with the wider area, clay soils and surface water after periods of heavy rain are a consideration. The sellers have invested substantially in works to address previous surface water damage and help protect the property, including drainage improvements and timber repairs and treatments. Further details of the work are available to interested purchasers.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



The entrance hall has decorative wall panelling and an arched opening. The principal sitting and dining room provides generous space for relaxing and entertaining. Formerly two separate rooms, it now offers one large reception area with distinct sitting and dining spaces, bay windows and a feature fireplace.

The spacious living kitchen brings together the kitchen, breakfast and sitting areas. Fitted units, integrated appliances and a breakfast bar serve the kitchen, while the adjoining sitting area has a wood-burning stove. A separate utility space adds useful storage and laundry facilities.

The ground floor includes two double bedrooms, one with an en-suite shower room, alongside a separate shower room. To the first floor are three further good-sized bedrooms and a house bathroom.

The generous grounds include lawned gardens to the front and side, with a gated driveway providing extensive parking and turning space. A detached garage has an adjoining covered barbecue area. To the rear, a paved patio leads to a covered decked area for outdoor entertaining, alongside a versatile garden room suitable for use as a home office or entertainment space.





Total Area: 197.0 m² ... 2121 ft² (excluding garden room, store, garage)
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