



**28 St Winifred's Road, Harrogate, North Yorkshire, HG2 8LW**

**£700,000**

Offers In Excess Of

# 28 St Winifred's Road, Harrogate, North Yorkshire, HG2 8LW

---

A superb four-bedroom detached family house with southeast-facing garden, situated in a highly regarded residential position close to excellent schooling, on the edge of the famous 200-Acre Stray.

---

St Winifred's Road is conveniently located to the south side of Harrogate, well placed for daily commuting to Yorkshire's principal districts, whilst being within walking distance of the town centre, Hornbeam Park railway station and Hookstone Woods.

The property has been extended to offer generous and flexible accommodation and an internal viewing is strongly recommended.





With tasteful decor and a well-planned, extended layout, the property comprises in brief: arched storm porch opening to the main reception hall with oak flooring which extends through to the bay fronted living room with feature fireplace, large open plan dining kitchen ideal for entertaining with French doors to the spacious conservatory which looks onto the rear gardens. utility room with laminate flooring, a sink, plumbing for a washing machine . To the first floor are three double bedrooms, the master with travertine tiled en-suite which incorporates a double ended bathtub, twin basins and shower. There is a fourth good sized single bedroom and house bathroom.



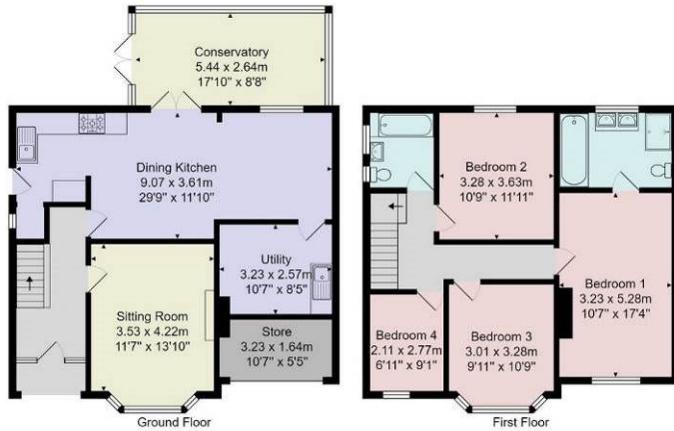
Outside the property is fronted by a gravelled in and out driveway and large integral storage room with up and over door. To the rear is a south-facing family garden largely laid to lawn with hedged boundary and stone flagged seating area. There is useful space to either side of the property for storage sheds.

To the rear and either side of the property there is scope to extend (subject to the necessary consents).

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 156.3 m<sup>2</sup> ... 1682 ft<sup>2</sup>

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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	
(61-81)	B	
(59-60)	C	83
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		