



**St. Hildas Road, Harrogate HG2 8JY**



**welcome to**

**St. Hildas Road, Harrogate**

Superb five bedroom detached residence occupying a corner plot in one of Harrogate's most sought after locations. Ideally positioned for schools including St Aidan's Church of England High School, St John Fisher Catholic High School, and Harrogate Grammar School,



## Ground Floor

### Entrance Hall

A bright and welcoming entrance hall featuring a double-glazed front door and windows, a staircase leading to the first-floor accommodation and access to the Guest WC

### Guest Wc

A well-appointed guest WC featuring a double-glazed front-aspect window, part-tiled walls, a radiator, hand wash basin and WC.

### Living Room

A delightful full-width family room featuring a double-glazed front-facing window, an inset log burner with stone hearth, access to the hallway and dining kitchen, and patio doors opening into the conservatory.

### Conservatory

A bright and airy conservatory featuring sliding doors from the lounge, wooden flooring, and a side-facing double-glazed window

### Kitchen/Dining Room

An impressive and well appointed open plan dining kitchen, beautifully fitted with a contemporary range of wall and base units with co ordinated work surfaces. The space features a stylish built in breakfast bar, an inset 1½ bowl sink with drainer, integrated dishwasher and wine cooler, and designated space for a range cooker with extractor above. Additional highlights include two radiators, provision for an American style fridge freezer, elegant glass doors leading to the lounge, double glazed doors opening to the front aspect, and double glazed windows to the side and rear, ensuring an abundance of natural light. A door leads to the hall, while the room seamlessly opens into the utility area.

### Utility Area

A useful and practical utility area with UPVC doors to the front and rear aspects and door to the Integral garage.

## First Floor

### First Floor Landing

The staircase and landing are brightened by two double-glazed windows and offer access to a useful storage cupboard, the first-floor bedrooms, and the staircase rising to the second floor.

### House Bathroom

A beautifully appointed family bathroom featuring a classic roll-top bath, walk-in shower, stylish wash basin with mirrored cabinet, and a double-glazed front-aspect window providing excellent natural light.

### Master Bedroom

A good master bedroom with side facing double glazed window, radiator and door to en-suite

### En-Suite

A beautifully presented en-suite shower room featuring a contemporary shower enclosure, stylish wash basin, WC and radiator.

### Bedroom Two

A generously proportioned bedroom featuring an extensive range of fitted wardrobes, over-bed storage and matching bedside tables. A rear-facing double-glazed window provides pleasant natural light, complemented by a radiator and elegant ceiling coving.

### Bedroom Three

Rear facing double glazed window with views over the garden, coving to ceiling and radiator.

### Bedroom Four

A good sized bedroom with front facing double glazed window, radiator and coving to the ceiling.

## Second Floor

### Bedroom Five

A further spacious double bedroom enhanced by inset spotlights, eaves storage, and access to an additional storage room. A rear-facing double-

glazed window provides natural light, and a door leads through to the en-suite WC

### En-Suite

Well presented en-suite with wash basin and WC.

### Storage Area

Usefull additioanl storage room.

### Exterior

A generous corner-plot garden offering superb outdoor space ideal for entertaining, featuring mature hedging, a neatly lawned front garden, and an enclosed private rear garden. The property benefits from gated access to both the front and rear, along with a driveway and a double garage.

### Garage

A highly versatile and valuable addition, the double garage is currently styled as a snug/games room, providing excellent extra living space. It features two up-and-over doors, full light and power, and a double-glazed rear door.



**view this property online** [williamhbrown.co.uk/Property/HRG107520](http://williamhbrown.co.uk/Property/HRG107520)



**welcome to**

## **St. Hildas Road, Harrogate**

- Five Bedroom Detached
- Situated on Corner Plot
- Beautifully presented throughout
- Double Garage and Driveway
- Highly sought after location

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in the region of

**£800,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HRG107520](https://www.williamhbrown.co.uk/Property/HRG107520)



Property Ref:  
HRG107520 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**