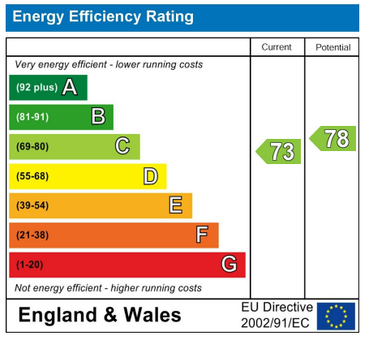
Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout, proceed out of Harrogate on Wetherby Road and take the second right onto St Winifreds Avenue, where the property is found on your right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band D Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£450,000

40 St. Winifreds Avenue, Harrogate, HG2 8LT

3 Bedroom House

A very well presented three bedroom extended semi detached family home offering spacious and well proportioned living accommodation, benefiting from a superb location on the ever popular Saints Estate with a wide range of local amenities, transport links and is within walking distance of Harrogate town centre. NO ONWARD CHAIN.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas fire central heating and double glazing the living accommodation comprises entrance hall with useful stair storage cupboards, bay fronted lounge with feature fireplace with a wood burning stove. Separate dining room with a gas living flame fire looking out over the rear garden, modern fitted kitchen which has been extended to create a breakfast kitchen with integrated appliances, double ovens, five ring gas hob with extractor, and there is a utility space with plumbing for washing machine, separate w/c, and a side entrance door leading out side.

On the first floor, the landing leads to the master bedroom which is Bay fronted and also a spacious size, the great size 2nd double bedroom, third bedroom and a large house bathroom with separate bath, walk-in shower, w/c and hand basin.

Outside

To the front of the property is a blocked paved driveway offering off street parking for multiple vehicles. There is a side entrance gate which leads to a bin storage area and a small path around the side of the extension which leads to the rear garden where there is a patio area the size lawn and a large storage shed.

Surrounding Area

Within the surrounding area there are convenience stores the butcher coffee shop and fantastic primary and secondary schooling options and a short walk onto the Stray with a short flat walk into Harrogate's town centre where there are more amenities including; restaurants, bars, wide range of shops, theatre. There are also fantastic transport links via bus to Leeds, Ripon and Knaresborough and by a train to with Harrogate being on the Leeds to York with regular trains and some direct to London Kings Cross.

















