





3 St. Catherines Road, Harrogate

£675,000 Offers Over

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A substantially extended and beautifully presented five-bedroom, two-bathroom family home offering approximately 2,200 sq ft of exceptional and versatile accommodation, complemented by an impressive open-plan living and dining kitchen, generous gardens, garden building with potential to convert to a garden office and ample off-street parking, situated in a quiet and highly regarded residential location.

Outside, the property occupies a generous plot with a large block-paved driveway providing ample off-street parking, an EV charging point and an established front garden. To the rear is a particularly good-sized enclosed garden, laid mainly to lawn with well-stocked borders, extensive paved seating areas and an attractive water feature.

A substantial timber garden building with potential to convert to a garden office and store provides an excellent space for home working, hobbies or storage. Alongside is a covered seating and entertaining area with power and lighting, allowing the garden to be enjoyed throughout much of the year.

St Catherine's Road is a quiet and highly regarded residential location within easy walking distance of well-regarded primary and secondary schools. Harrogate town centre is approximately one mile away and can be reached via the famous Stray, placing its excellent shops, restaurants, cafés and transport links within easy reach.

Council Tax band: E

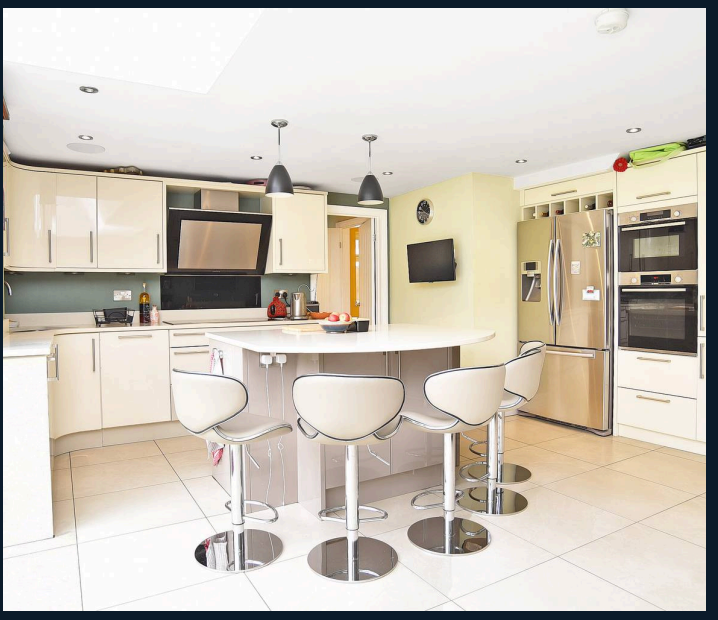
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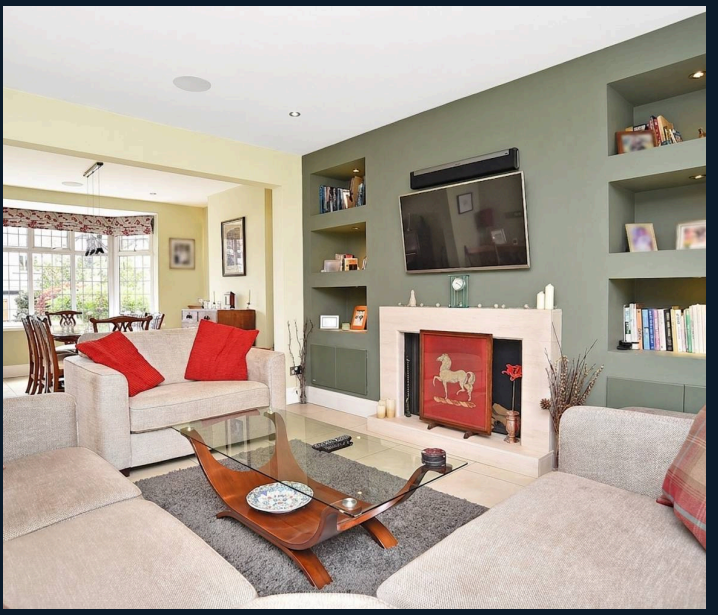
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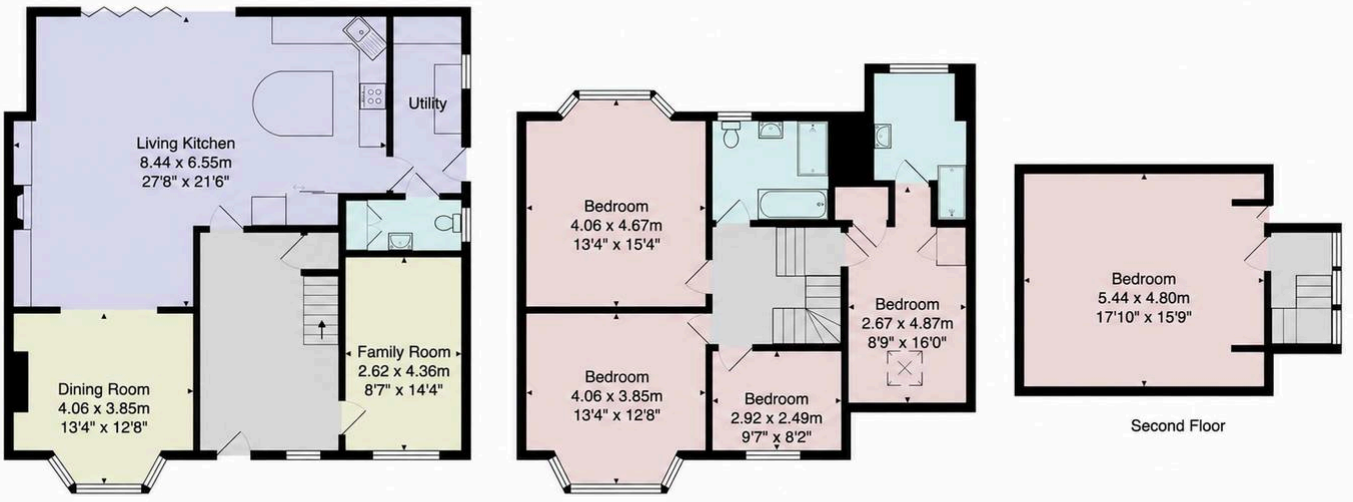


The front door opens into a spacious entrance hall with tiled flooring and stairs leading to the first floor. A separate family room provides an attractive additional reception space, ideal as a snug or television room. Beneath the stairs is a useful cupboard discreetly housing the Sonos surround sound system and associated media equipment. The centrepiece of the home is the superb open-plan living and dining kitchen, thoughtfully designed to create an excellent setting for both everyday family life and entertaining. The kitchen is fitted with sleek high-gloss cabinetry and a substantial central island with breakfast-bar seating. Appliances include an induction hob, oven, microwave oven, dishwasher and fridge freezer. The generous living and dining areas are arranged around a Dru classic remote controlled gas fire with bespoke built-in display shelving. Expansive rooflights and wide bi-folding doors fill the space with natural light and create a seamless connection with the rear garden. Integrated Sonos surround sound speakers extend throughout the entire open-plan space, while a separate utility and laundry room, together with a guest WC, completes the ground-floor accommodation.

The entire ground floor benefits from individually zoned underfloor heating. To the first floor are four well-appointed bedrooms, one of which is currently used as a home office. The principal bedroom benefits from a stylish en-suite shower room, while the separate house bathroom is equally well finished and features both a panelled bath and walk-in shower. A substantial fifth bedroom occupies the entire second floor, creating a particularly private and versatile space. Exposed roof timbers and multiple rooflights add character and natural light, while extensive eaves storage and ample room for a study or seating area further enhance the accommodation.







Total Area: 204.3 m² ... 2199 ft²
All measurements are approximate and for display purposes only.
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