



44 Arncliffe Road, Harrogate

Harrogate

Guide Price £625,000



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Harrogate

A beautifully presented and thoughtfully modernised semi-detached family home, offering over 1,750 sq ft of well-appointed accommodation arranged over three floors. Situated on the highly desirable Saints Estate on the south side of Harrogate, the property enjoys a landscaped rear garden, private two-car driveway and storage garage, and is ideally positioned within the catchment areas for reputable schools including St Aidan's and Harrogate Grammar School.

Council Tax band: D

Tenure: Freehold

- BEAUTIFULLY PRESENTED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME
- OVER 1,750 SQ FT OF ACCOMMODATION OVER THREE FLOORS
- HIGHLY DESIRABLE SAINTS ESTATE LOCATION
- WITHIN CATCHMENT FOR ST AIDAN'S & HARROGATE GRAMMAR SCHOOL
- PRIVATE TWO-CAR DRIVEWAY & GARAGE
- LANDSCAPED PRIVATE REAR GARDEN WITH PERGOLA
- THOUGHTFULLY MODERNISED THROUGHOUT

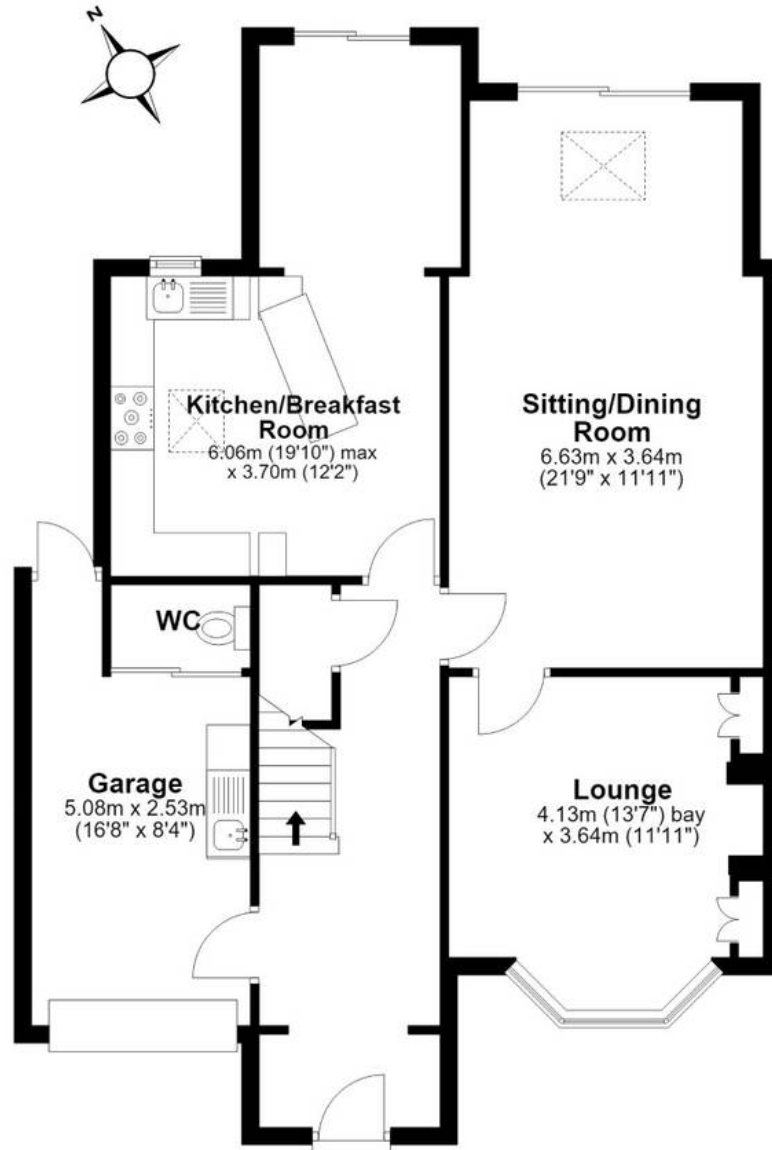


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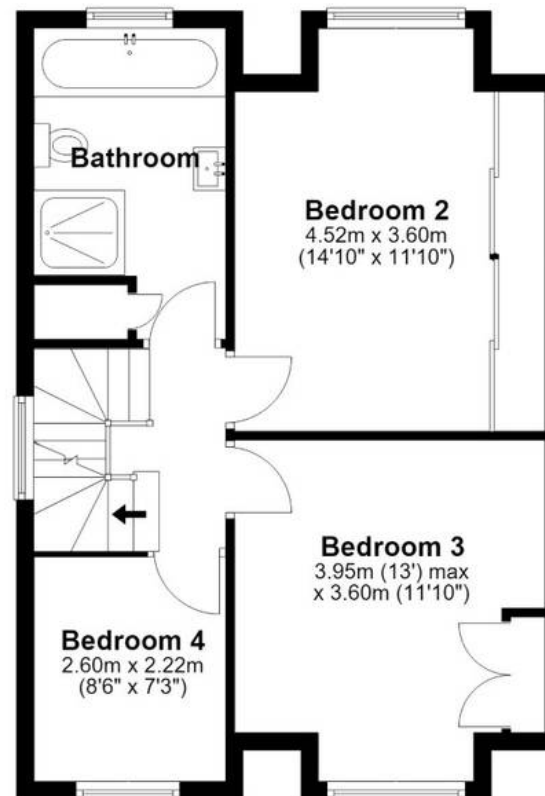
Ground Floor

Approx. 88.1 sq. metres (948.0 sq. feet)



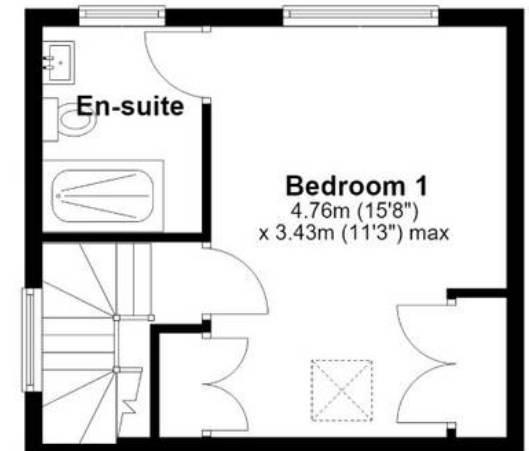
First Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



Second Floor

Approx. 25.6 sq. metres (275.9 sq. feet)



Total area: approx. 162.9 sq. metres (1753.0 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.





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