



**1 St. Clements Road South, HARROGATE**

**£500,000 Offers Over**

**VERITY  
FREARSON**

**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



An extended and newly refurbished three-bedroom semi-detached house with driveway and attractive gardens, situated in this desirable location well served by amenities and popular local schooling. This excellent home provides good-sized and beautifully presented accommodation that has been updated and modernised to a high standard by the current owners in recent years.

On the ground floor there is a stunning open-plan, extended living kitchen with modern kitchen fittings and glazed bi-folding doors leading to the garden. There is also a separate sitting room with a wood-burning stove, together with three good-sized bedrooms and a modern bathroom

The property is situated in this ever-popular location, close to excellent local amenities which include popular schooling, local shops, Hornbeam Park railway station, and the Harrogate Stray.

OUTSIDE There is a good-sized landscaped garden to the rear with lawn and decked sitting area. A block-paved driveway to the front provides parking and there is an attractive lawned front garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



## GROUND FLOOR RECEPTION HALL

**SITTING ROOM** A spacious reception room with bay window and brick fireplace with wood-burning stove.

**LIVING KITCHEN** A stunning open-plan kitchen and living area with extended dining space with glazed bi-folding doors leading to the garden. Living-flame gas stove. The modern fitted kitchen comprises a range of stylish wall and base units with granite worktops and breakfast bar, gas hob, integrated double oven, washer / dryer, dishwasher and fridge / freezer.

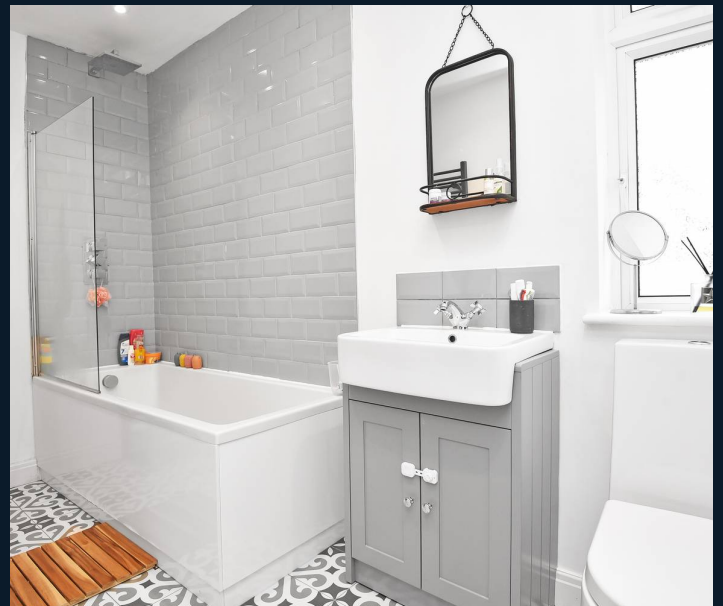
## FIRST FLOOR

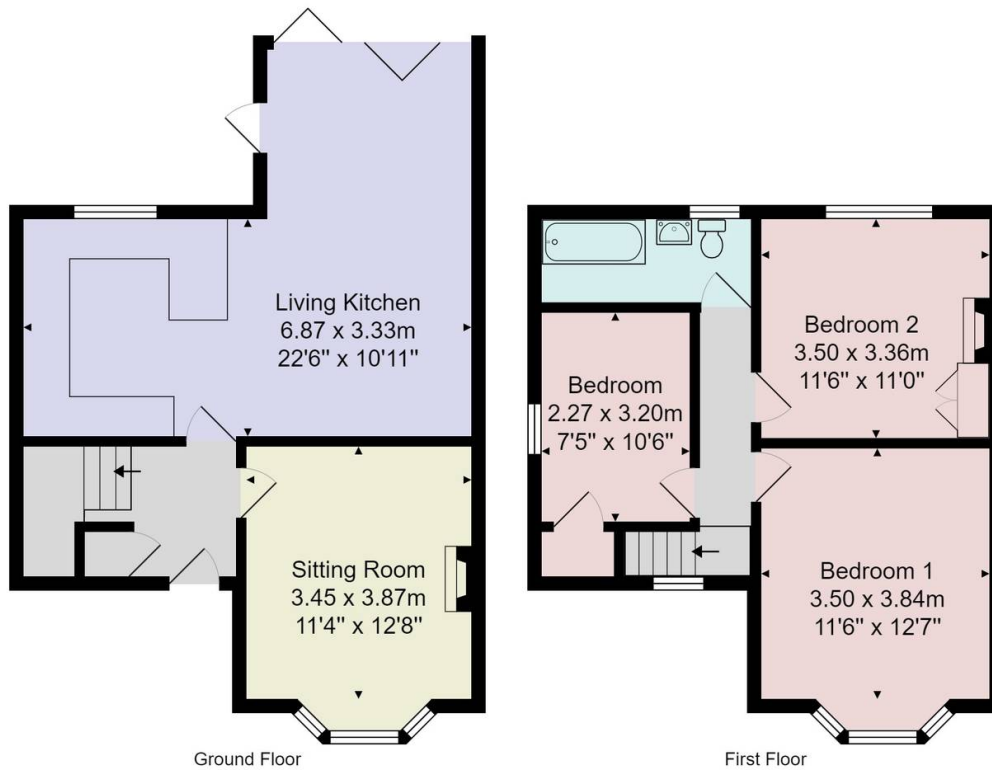
**BEDROOM 1** A double bedroom with ornamental fireplace and bay window to front.

**BEDROOM 2** A double bedroom with fitted wardrobes.

**BEDROOM 3** A further bedroom with fitted cupboard.

**BATHROOM** A white modern suite comprising WC, washbasin set with a vanity unit, and bath with shower above. Heated towel rail.





Total Area: 98.0 m<sup>2</sup> ... 1054 ft<sup>2</sup>

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