



14 St Winifred's Avenue, Harrogate, North Yorkshire, HG2 8LT

£425,000

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A fantastic opportunity to purchase a stunning newly refurbished three-bedroom semi-detached property within this sought-after district of Harrogate, well served by excellent local amenities and schooling and just a short walk to the famous Stray.

This super property has been updated and modernised to a very high standard and has new uPVC windows throughout. As well as new kitchen / bathroom fittings and decoration throughout, the property has also had a new plumbing, central heating system and electrical wiring. The accommodation comprises a spacious hallway which leads to the sitting room and large dining kitchen, which has bi-folding doors leading to the garden. There is also a downstairs WC. Upstairs, there are three bedrooms including a master bedroom with en-suite shower room, and a modern house bathroom. A drive at the front of the property provides off-road parking and to the rear there is a large lawned garden.

The property is situated in this desirable residential district well served by excellent local amenities and schooling, is close to the famous Stray and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window to front. Marble stone fireplace with gas fire.

DINING KITCHEN

A stunning, bespoke open-plan kitchen with dining area and bi-folding doors leading to the garden. The kitchen comprises a range of quality wall and base units with quartz Carrera worktops, together with fully integrated Bosch appliances and wine cooler.

CLOAKROOM

With a WC and washbasin. Window to side.

FIRST FLOOR

MASTER BEDROOM

A further double bedroom with window to rear.

EN-SUITE SHOWER ROOM

A modern white suite with WC, basin and shower. Window to rear. Heated towel rail.

BEDROOM 2

A double bedroom with bay window to front.

BEDROOM 3

A further bedroom with window to front.

BATHROOM

A modern white suite with WC, washbasin and bath with shower above. Window to side.

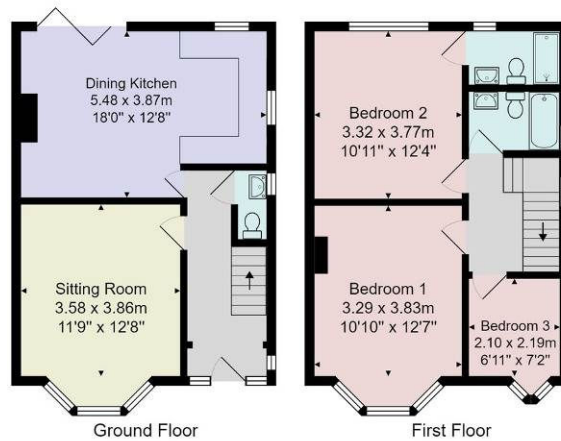
OUTSIDE

The drive provides off-road parking for multiple vehicles. To the rear of the property there is an attractive lawned garden with Indian sandstone-pave patio and apple tree.

Tenure - Freehold

Council Tax Band - D





Total Area: 88.1 m² ... 948 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>For energy efficient - lower running costs</small> <small>For environmentally friendly - lower CO₂ emissions</small>			
	61		63
<small>For energy efficient - April 2022</small> <small>England & Wales</small>		<small>For environmentally friendly - April 2022</small> <small>England & Wales</small>	