



VERITY  
FREARSON

7 ST CATHERINE'S ROAD, HARROGATE, HG2 8JZ

OFFERS OVER £500,000

# 7 ST CATHERINE'S ROAD,

*Harrogate, HG2 8JZ*

**An extended four-bedroom semi-detached house providing generous accommodation, within this sought-after district of Harrogate.**

The spacious accommodation provides impressive open plan living space with modern kitchen, sitting and dining areas, utility and cloakroom. On the first floor there are four bedrooms and shower room. The property occupies a generous plot, with off-road parking and good-sized, attractive lawned gardens to front and rear.

St Catherine's Road is a quiet street within this desirable district of Harrogate; popular due to local amenities and located within the catchment area of outstanding schools, the Stray and Harrogate town centre.

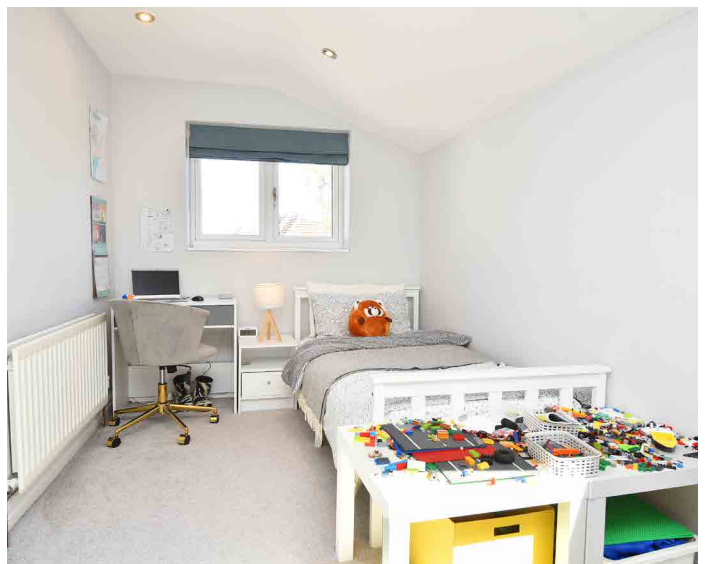
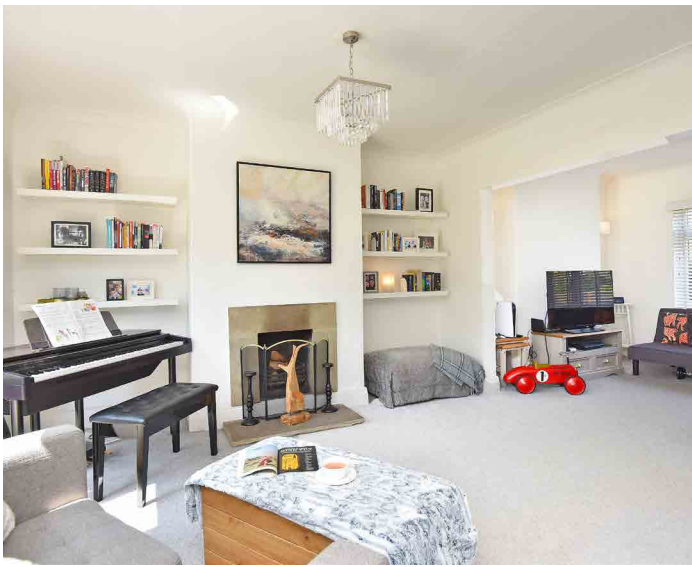


Sitting Room · Family Room · Cloakroom · Dining Kitchen · Utility Room

4 Bedrooms · Bathroom

Off-Road Parking · South-Facing Garden







## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Central heating radiator.

#### SITTING ROOM

A spacious reception room with glazed doors leading to the garden, central heating radiator and attractive fireplace. Open plan to –

#### FAMILY ROOM

With window to the front and central heating radiator. Originally a separate room, but now open plan with the sitting room and kitchen.

#### CLOAKROOM

Low-flush WC and washbasin. Window to front and central heating radiator.

#### DINING KITCHEN

A spacious kitchen with window to rear and glazed doors leading to the rear garden. Central heating radiator. The kitchen comprises a range of stylish wall and base units and appliances.

### UTILITY ROOM

A useful storage area with plumbing for washing machine and tumble dryer.

### FIRST FLOOR

#### LANDING

With access to boarded loft space.

#### BEDROOM 1

Window to front and central heating radiator.

#### BEDROOM 2

Window to rear and central heating radiator.

#### BEDROOM 3

Window to front and central heating radiator. Velux window. This room previously had an ensuite shower room which has since been removed. Plumbing is in place if someone wanted to create an ensuite in this space again.

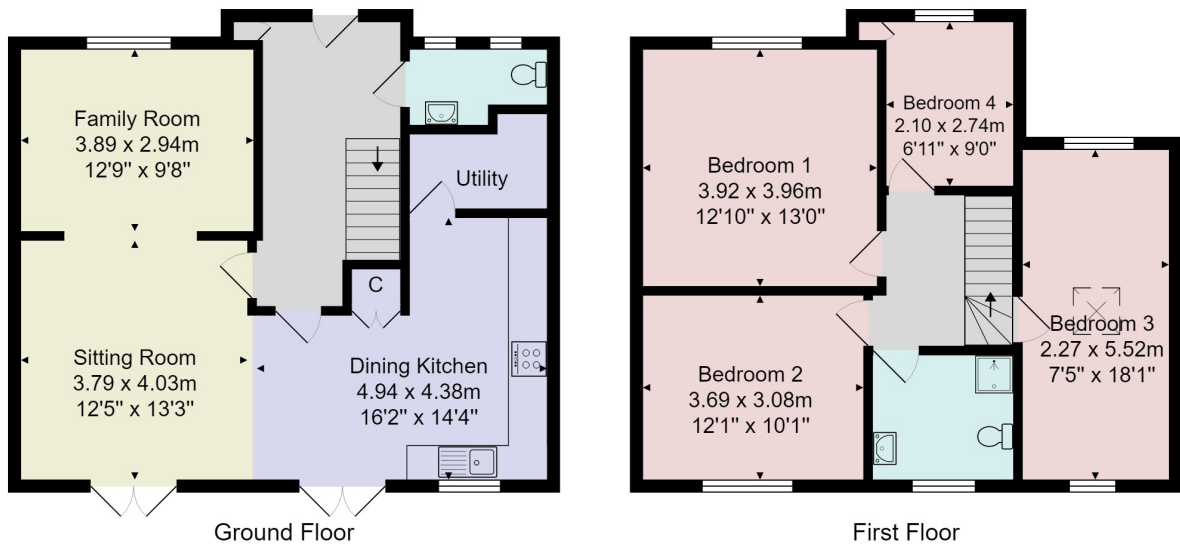
### BEDROOM 4

Window to front and central heating radiator.

### BATHROOM

Modern white suite comprising low-flush WC, washbasin set within a vanity unit with marble top, and shower cubicle. Window to rear and central heating radiator.

# FLOOR PLAN



Total Area: 125.0 m<sup>2</sup> ... 1346 ft<sup>2</sup>

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.

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**Outside**

A driveway to front providing off-road parking. To the rear there is an attractive south-facing lawned garden with mature borders and paved sitting area.

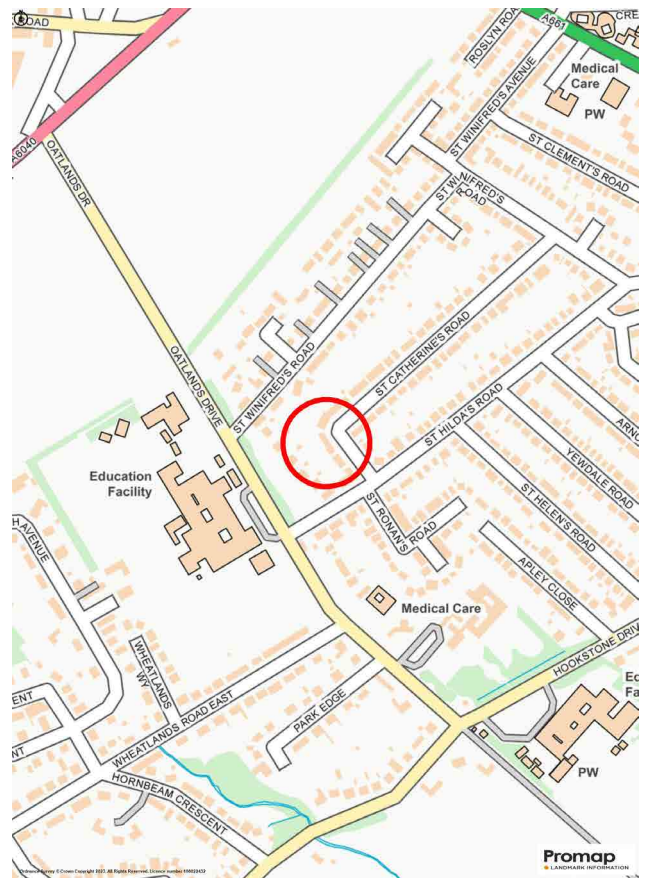
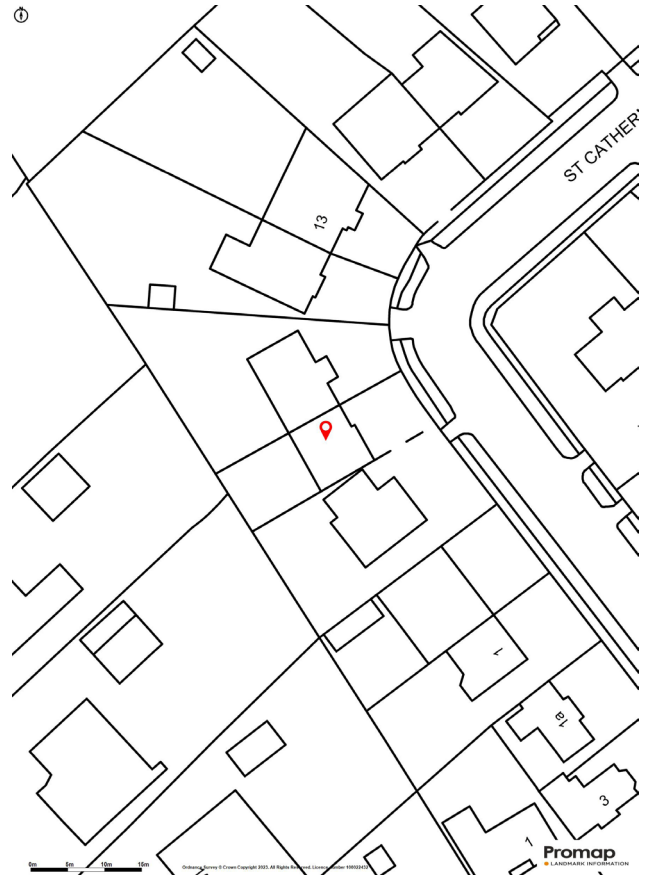
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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