



72 St George's Road, Harrogate, North Yorkshire, HG2 9DY

£320,000

Guide Price

72 St George's Road, Harrogate, North Yorkshire, HG2 9DY

A three-bedroomed end-of-terrace modern town house with garage and large garden, in a quiet and most convenient location.

The accommodation comprises an open-plan living / dining room plus a kitchen, three good-sized bedrooms, bathroom and en-suite facilities. The property also has a driveway, integral garage and good-sized garden to the rear.

The property is situated in a convenient location on the south side of Harrogate, within easy reach of the Stray, town centre, local shops and excellent schools. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

Window to front, central heating radiator and under-stairs cupboard. Fireplace with electric fire. Open plan to –

DINING ROOM

Bay window to rear and central heating radiator.

KITCHEN

With a range of wall and base units and work surfaces having inset sink unit. Four-ring electric hob with extractor hood above, integrated electric oven, space for appliances. Window to rear and central heating radiator. Exterior door to rear.



CLOAKROOM

With WC and washbasin. Window to rear.

FIRST FLOOR

BEDROOM 1

Window to front, central heating radiator and dressing area with fitted wardrobes.

EN-SUITE SHOWER ROOM

With low-flush WC, washbasin and shower cubicle. Window to front and central heating radiator.

BEDROOM 2

Window to rear and central heating radiator.

BEDROOM 3

Window to rear and central heating radiator.

BATHROOM

A white suite comprising low-flush WC, washbasin, and bath with shower above. Window to rear.

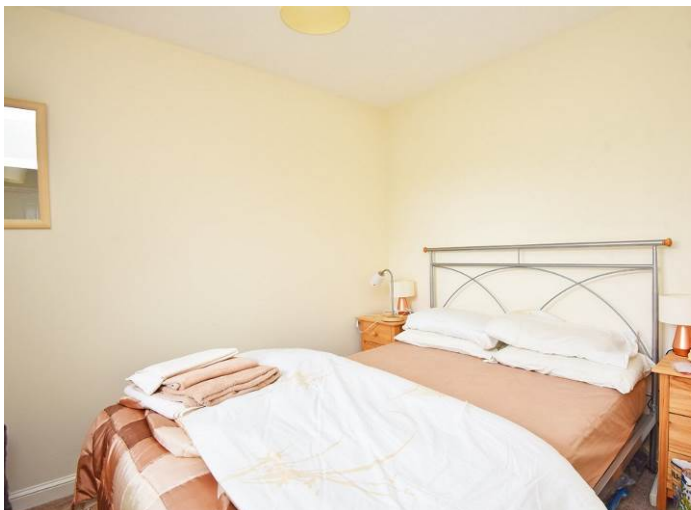


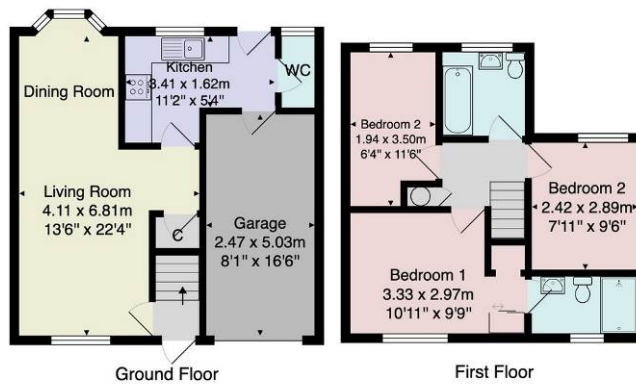
OUTSIDE

Driveway to front providing off-road parking leads to **INTEGRAL SINGLE GARAGE**. To the rear there is a good sized enclosed lawned garden with paved sitting area.

Tenure - Freehold

Council Tax Band - D





Total Area: 83.0 m² ... 894 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc-uk.com			