



48 St George's Walk, Harrogate, North Yorkshire, HG2 9EA

£465,000

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A beautifully presented four-bedroom detached family home with attractive south-facing garden, forming part of his popular new development within a highly popular and desirable location on the south side of Harrogate, in the catchment area for Harrogate Grammar School.

The accommodation comprises a stunning open-plan dining kitchen, which has glazed doors leading to the garden, a separate sitting room and downstairs WC. Upstairs, there are four bedrooms, including the main bedroom which has fitted wardrobes and an en-suite shower room. There is also a modern house bathroom and access to the boarded loft, which provides a useful storage space. There is a driveway which provides parking, and the attractive garden has a sunny south-facing aspect, a lawn and paved sitting area. The garage has been partially converted to provide storage space and a home office.

St George's Walk is a popular modern development, just off St George's Road on the south side of Harrogate, close to excellent amenities including sought-after primary and secondary schools and just a short distance from the Stray and Harrogate town centre. There is also a children's play park as well as a nature reserve within a two-minute walk from the property.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A spacious reception room with windows to front and side.

DINING KITCHEN

With spacious dining area and window and glazed doors overlooking the garden. The kitchen comprises a range of stylish fitted wall and base units with gas hob, oven, integrated fridge / freezer, dishwasher and washing machine. Tiled floor.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted corner wardrobes.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower. Tiled walls and floor.

BEDROOM 2

A double bedroom.

BEDROOM 3

A further double bedroom.

BEDROOM 4

A further single bedroom, currently used as an office.

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor.

LOFT

There is a pull-down ladder that provides access to a boarded loft, which provides useful storage space.

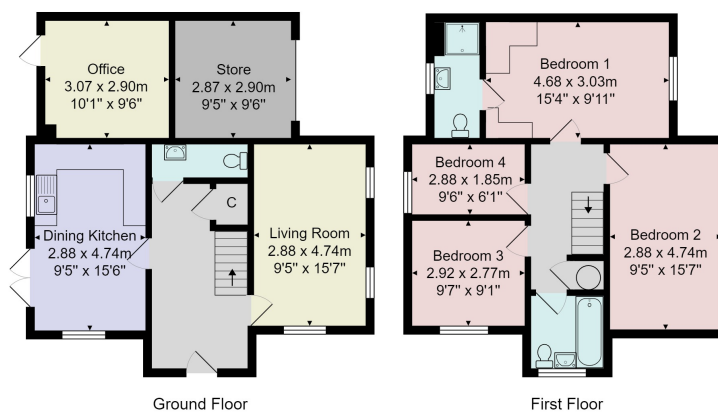
OUTSIDE

A generously sized drive provides parking and leads to the garage / store. The garage has been partially converted to create an office space, and a garage door provides access to a storage area. To the rear of the property there is an attractive south-facing garden with lawn, patio and shed.

Tenure - Freehold

Council Tax Band - E





Total Area: 127.8 m² ... 1376 ft²
 All measurements are approximate and for display purposes only.
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