



**52 Arncliffe Road, Harrogate**

Guide Price **£680,000**



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Harrogate's Family Estate Agent



## 52 Arncliffe Road

Harrogate, Harrogate

This detached four bedroom family home located within the heart of the highly sought after Saints area of Harrogate is immaculately presented throughout and benefits from having a detached double garage.

Council Tax band: E

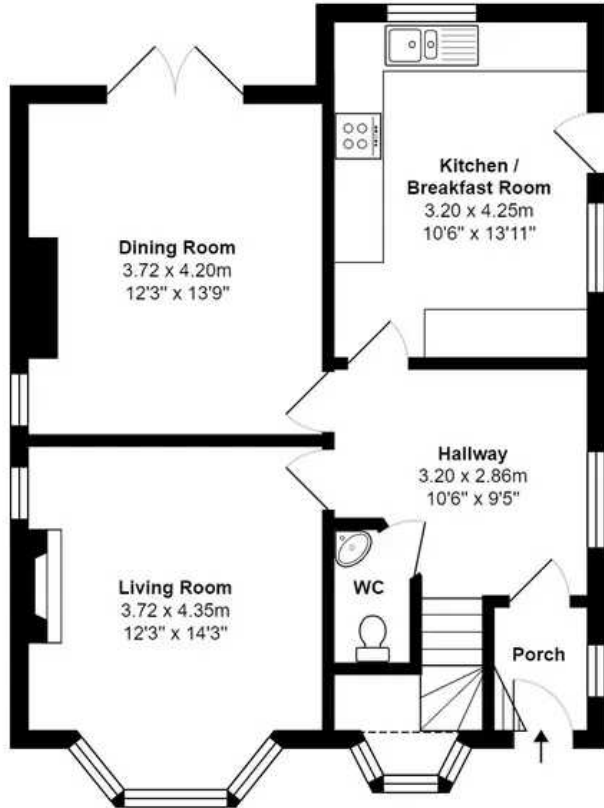
Tenure: Freehold

- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO SCHOOLS
- 4 BEDROOMS 2 BATHROOMS
- DOUBLE GARAGE
- SCOPE TO EXTEND
- FRONT AND REAR GARDENS

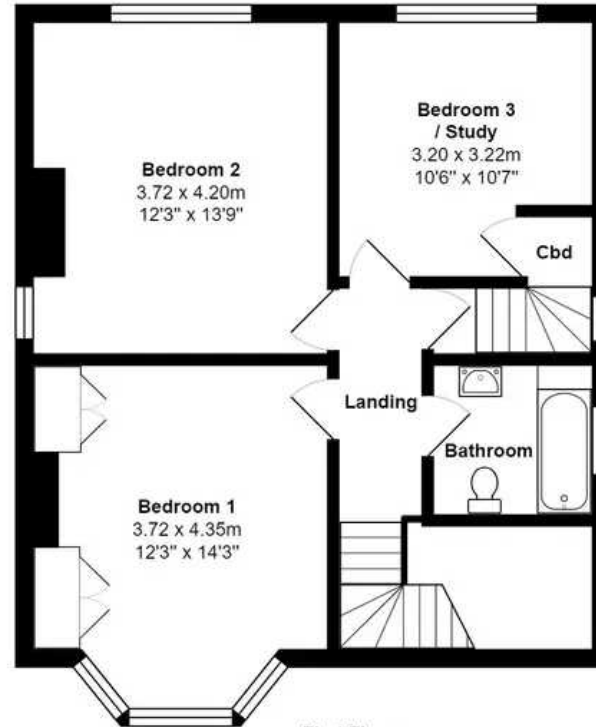


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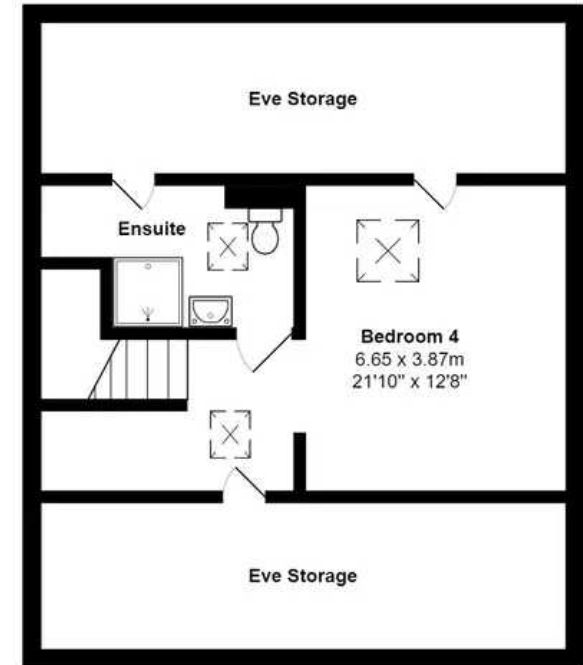
**Ground Floor**  
Area: 61.6 m<sup>2</sup> ... 663 ft<sup>2</sup>



**First Floor**  
Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>



Total Area: 145.1 m<sup>2</sup> ... 1562 ft<sup>2</sup> (excluding eve storage)  
All measurements are approximate and for display purposes only.



**Second Floor**  
Area: 25.7 m<sup>2</sup> ... 277 ft<sup>2</sup>





# Myrings Estate Agents

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