



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

£420,000

Guide Price

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A beautifully presented three-bedroom semi-detached house situated in this ever-popular location close to Harrogate's famous Stray.

This super property offers beautifully presented accommodation, appointed to a high standard, with modern kitchen and bathroom fittings, gas central heating and double glazing. The property also features recently landscaped private gardens to front and rear, plus off-street parking to the front.

The property is well served by local shops and services and is within easy walking distance of well-regarded primary and secondary schools and Hornbeam Park railway station. Harrogate town centre is less than one mile distant via the famous Stray.





GROUND FLOOR

RECEPTION HALL

Double-glazed window to side and under-stairs storage cupboard.

SITTING ROOM

A spacious reception room with fireplace with wood-burning stove and bay window to front with fitted shutters.

DINING KITCHEN

With spacious dining area and ornamental fireplace. Double-glazed windows and glazed French doors overlooking the garden. The kitchen comprises a range of modern wall and base units with built-in gas hob, oven, integrated fridge / freezer, washing machine and dishwasher.



FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms, including the main bedroom with bay window and fitted wardrobes. Bedroom 3 features a double-glazed oriel window to front.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit and bath with shower above. Chrome heated towel rail and central heating radiator.



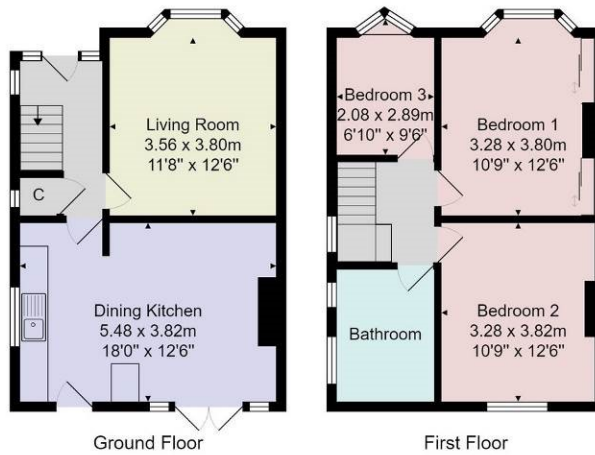
OUTSIDE

Lawned garden with lavender border to front and driveway providing off-street parking. To the rear of the property, there is an attractive garden with lawn, patio and decked sitting area. Outside power points, raised beds with built-in seating, and large timber shed with light and power.

Tenure - Freehold

Council Tax Band - D





Total Area: 86.0 m² ... 926 ft²

All measurements are approximate and for display purposes only.

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