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THE HARROGATE ESTATE AGENT

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

£410,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**



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

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

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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 current owners have enhanced the property by recently landscaping the private gardens to the rear and installing an attractive resin-bound driveway with parking for two cars at 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 plantation 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**

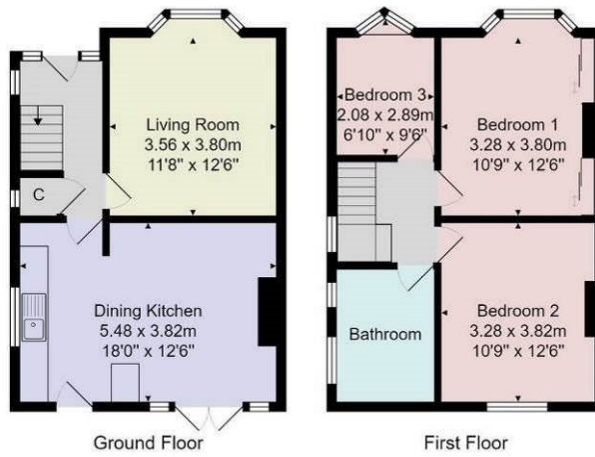
Lawned garden with lavender border to front and high-quality resin-bound driveway providing off-street parking. To the rear of the property, there is an attractive garden with lawn, patio and decked sitting area. Outside power points, raised beds with built-in seating, and large timber shed with light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

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 86.0 m<sup>2</sup> ... 926 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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