



VERITY
FREARSON

62 ST WINIFRED'S AVENUE WEST, HARROGATE, HG2 8LS

GUIDE PRICE £895,000

62 ST WINIFRED'S AVENUE WEST,

Harrogate, HG2 8LS

A beautifully presented four-bedroom detached home situated in this most attractive position directly overlooking the famous Harrogate Stray.

The property provides generous and well-presented accommodation comprising a spacious reception hallway, a large double-fronted reception room with bay windows overlooking the garden and Stray, dining room and well-equipped modern kitchen. There is also a downstairs WC and upstairs there are four good-sized bedrooms, modern bathroom and en-suite shower room. The property has attractive and good-sized gardens to the front and rear, with the front garden having a direct outlook over the adjoining Stray. A driveway provides parking and leads to a single garage.

This superb property is situated in a special Strayside position and is convenient for excellent local amenities and close to sought-after primary and secondary schools as well as being within walking distance of Harrogate town centre.



2 Reception Rooms · Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Garage · Attractive Lawned Garden Overlooking The Stray







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A very large reception room with two bay windows overlooking the front garden and the famous Harrogate Stray beyond. Feature fireplace with living-flame gas fire and fitted cabinets and shelving.

DINING ROOM

A further reception room with windows and glazed doors overlooking the rear garden. Under-stairs cupboard.

KITCHEN

With a range of quality wall and base units with worktops and breakfast bar. Electric hob and integrated oven and space and plumbing for appliances.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR **BEDROOM 1**

A double bedroom with fitted wardrobes and Stray views.

BEDROOM 2

A double bedroom with fitted wardrobes and Stray views.

BEDROOM 3

A double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and shower. Tiled walls and floor.

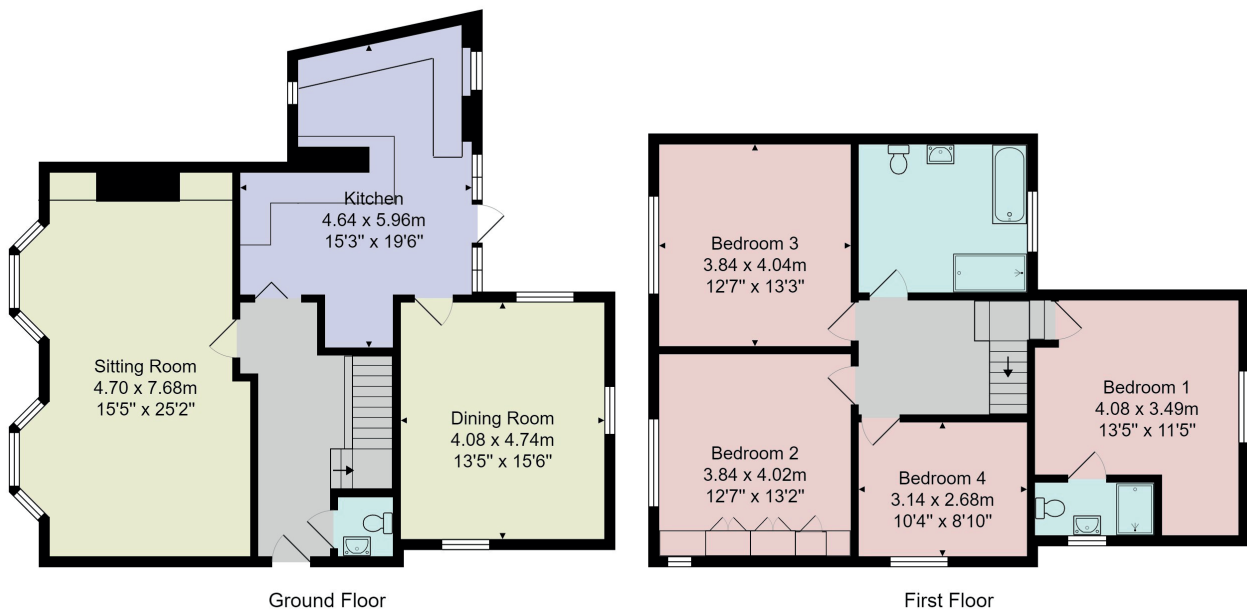
BEDROOM 4

A further good-sized bedroom.

BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, bath and shower. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Total Area: 168.6 m² ... 1815 ft²

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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Outside

A driveway provides ample off-road parking and leads to a detached single garage. There is a good-sized and attractive rear garden with lawn, paved and decked sitting areas. To the front of the property, looking towards the Stray, there is a further garden with lawn, planted borders and attractive open aspect.

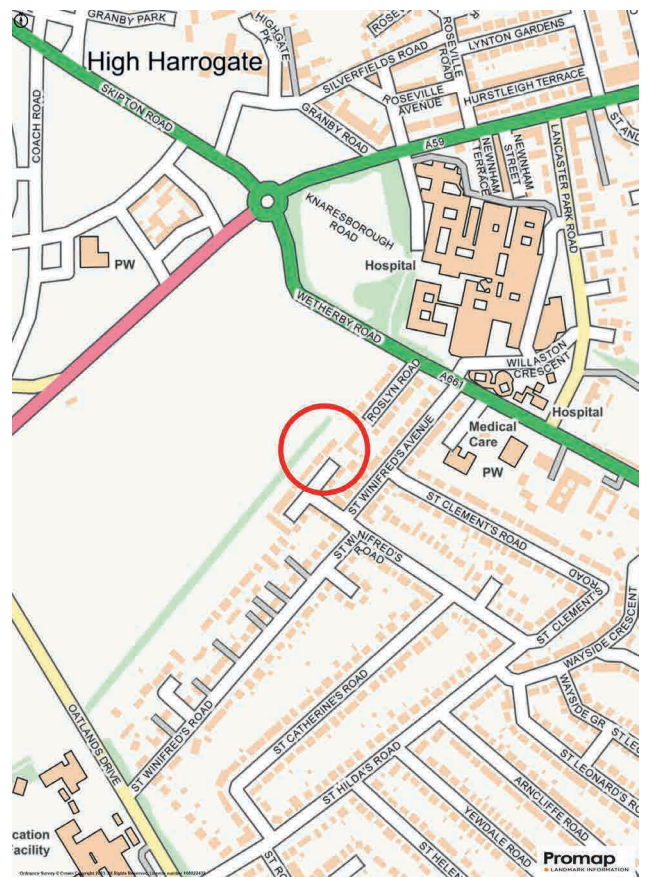
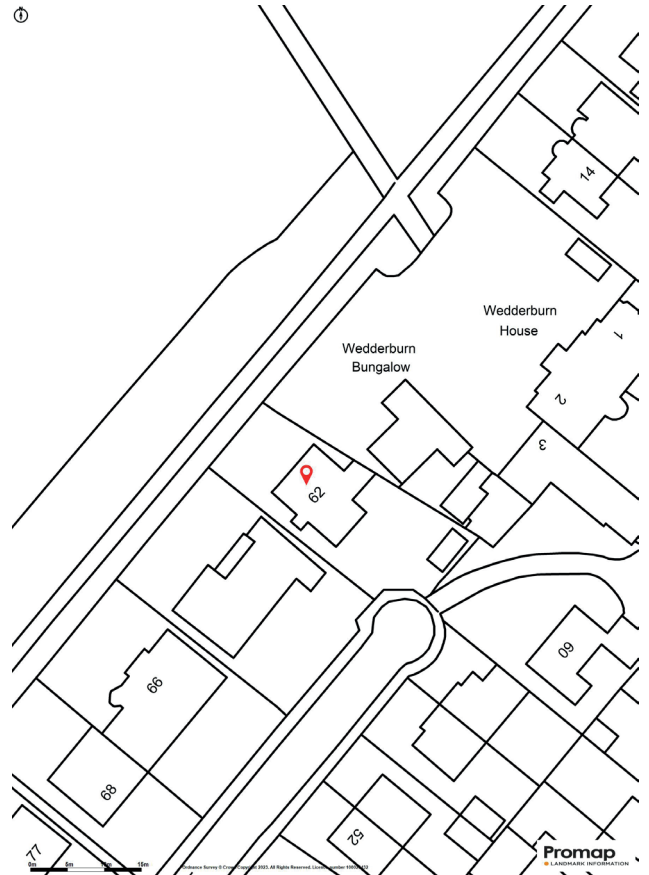
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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