



VERITY
FREARSON

3 ST WINIFREDS AVENUE, HARROGATE, HG2 8LT

OFFERS OVER £475,000

3 ST WINIFREDS AVENUE,

Harrogate, HG2 8LT

A beautifully presented and newly modernised and extended four bedroomed semi-detached house with attractive garden, garden office and driveway parking, situated in this popular location close to excellent schooling.

This super property has been extended and modernised to a high standard by the current owners to provide generous and flexible accommodation. On the ground floor there is a sitting room together with a stunning open plan living kitchen with underfloor heating and glazed bi folding doors leading to the garden. There is a downstairs WC and over the upper floors there are four bedrooms, including the master bedroom with ensuite shower room, and an additional modern house bathroom. A drive provides parking and to the rear of the property there is an attractive garden with artificial grass and patio and a superb garden office which provides additional versatile accommodation and an attached store which provide useful storage base.

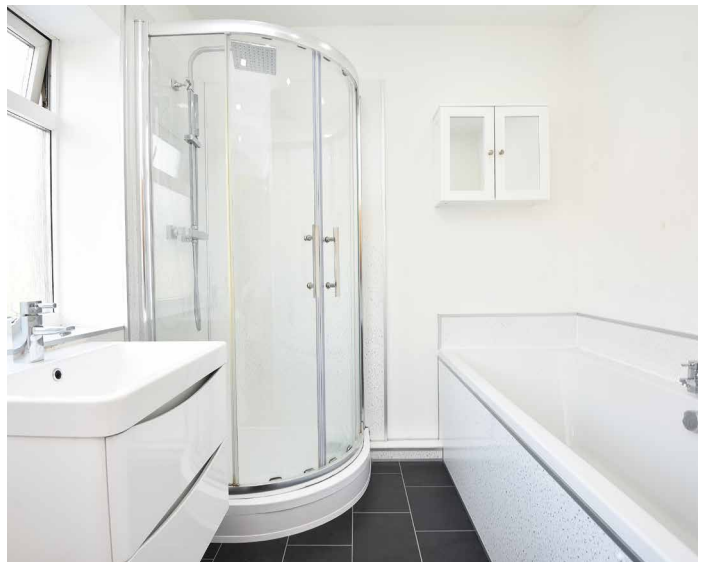


Sitting Room · Living Kitchen

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Attractive Garden · Garden Room







ACCOMMODATION

SITTING ROOM

A reception room with bay window and wall mounted Smeg fire.

LIVING KITCHEN

A stunning open plan, living kitchen with spacious dining area together with additional living space with stunning bi folding doors overlooking the garden and glazed roof lantern. The dining area has fitted bench seating. The kitchen comprises a range of stylish wall and base units with quartz worktop, island and breakfast bar. Integrated Bosch oven and gas hob, integrated dishwasher and space for washing machine. Tiled floor with underfloor heating.

FIRST FLOOR BEDROOMS

There are three bedrooms on the first floor, two of which are double bedrooms with fitted wardrobes.

BATHROOM

A modern white suite comprising WC, basin set within a vanity unit, shower and bath. Heated towel rail.

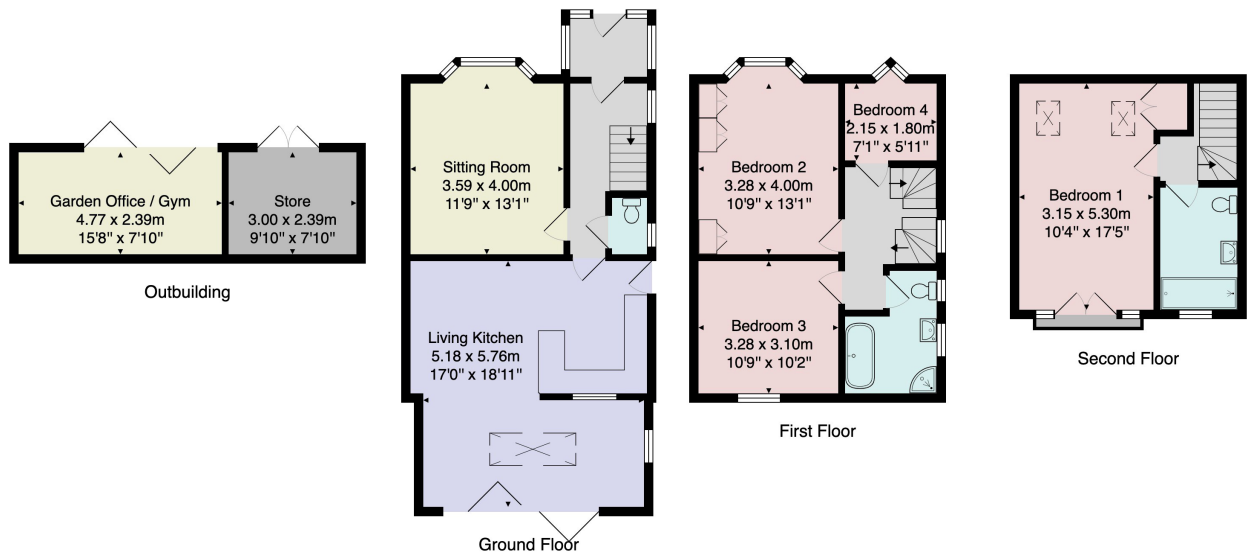
SECOND FLOOR BEDROOM 1

A superb master bedroom with fitted wardrobes and drawers and glazed doors leading to a Juliet balcony.

ENSUITE SHOWER ROOM

A modern white suite comprising WC, basin set within a vanity unit and a large walk-in shower. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Total Area: 125.8 m² ... 1354 ft² (excluding store, garden office / gym)

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 drive provides parking. To the rear of the property is an attractive garden with artificial grass and paved sitting area.

Garden Office

There is a large garden room with bi folding glazed doors overlooking the garden. Ideal for use as a home office/gym etc with an attached garden store, providing useful storage space with dog bath/shower and plumbing so could be used for utility area.

Position

The property is situated in this ever popular location, close to excellent local amenities, which include popular schooling, local shops, Hornbeam Park railway station, and the Harrogate Stray.

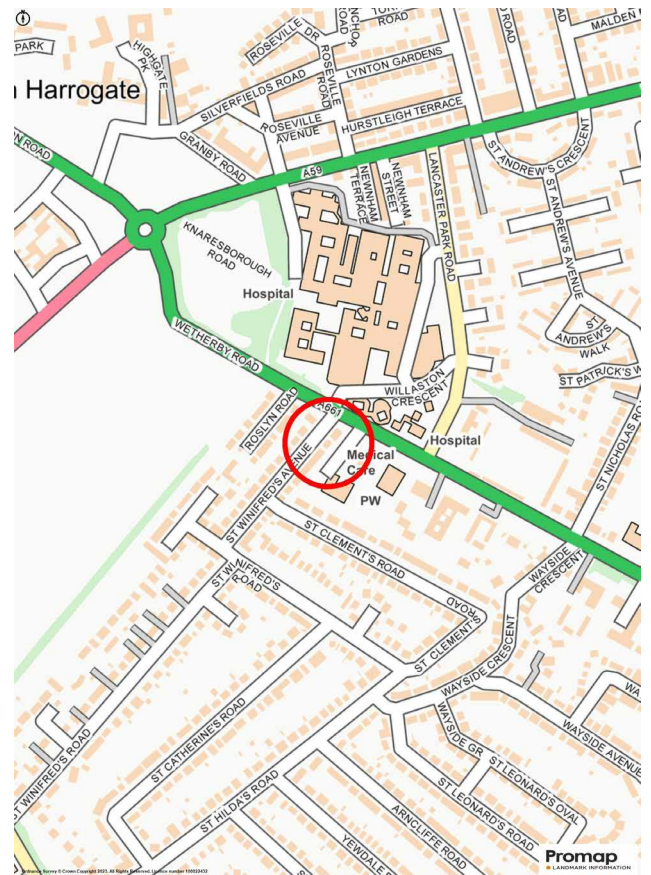
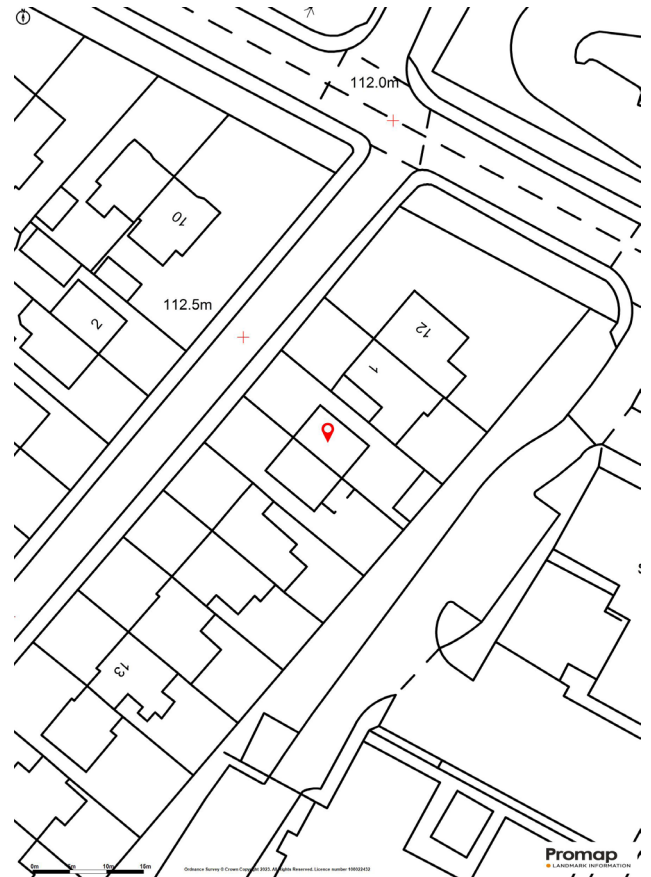
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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