

VERITY
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THE HARROGATE ESTATE AGENT

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

£475,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

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

A stunning four bedroom semi detached house which has been skilfully extended to now offer generous and stylish accommodation arranged over 3 levels.

This superb family home has undergone a full modernisation programme and is situated in a very attractive position on the edge of the Harrogate Stray, to the south side of Harrogate, well placed, close to local amenities and within walking distance of excellent schools and Harrogate town centre.

An internal viewing is strongly recommended to appreciate the quality and size of the accommodation.





The very well appointed accommodation in brief:

Entrance hall with stairs to the upper floor, wood flooring and upstairs cupboard, living room with feature bay window and log burner.

A particular feature to the house is the superb living kitchen with good sized kitchen, dining and sitting area and sliding doors to the rear garden. The kitchen area central island unit with breakfast bar, well equipped wall and base units and integrated appliances. Inner hall which leads to cloakroom, door to storeroom/and garage, and utility/boot room with access to rear garden.



To the first floor, 2 double bedroom with fitted wardrobes, third single bedroom and luxury house bathroom incorporating bath, low flush WC, wash basin with vanity unit below and walk in shower.

Second floor, a superb attic conversion reveals a spacious fourth double bedroom with Velux windows and eaves storage.

OUTSIDE

Block paved driveway to front. Garage/store room with electric up and over roller door. Attractive rear garden with lawn area, raised decking and planted borders.

Tenure - Freehold

Council Tax Band - D





Total Area: 148.5 m² ... 1599 ft²
 All measurements are approximate and for display purposes only.
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