



VERITY  
FREARSON

22 ST GEORGES WALK, HARROGATE, HG2 9EA

GUIDE PRICE £685,000

## 22 ST GEORGES WALK,

*Harrogate, HG2 9EA*

**A beautifully presented four bedroomed detached family home with an attractive private garden, forming part of his popular new development within a highly popular and desirable location on the south side of Harrogate, in the catchment area for Harrogate grammar school.**

The accommodation comprises a stunning open plan kitchen and living area which has glazed doors leading to the garden and a separate sitting room, utility room and downstairs WC. Upstairs there are four bedrooms including the main bedroom which has a dressing area with fitted wardrobes and an ensuite shower room. There is also a modern house bathroom and access to the boarded loft which provides a useful storage space. There is a driveway which provides parking and leads to a garage/store and the attractive garden has a sunny aspect and has a lawn and paved sitting area. The garage has been partially converted to provide a gym/ potential home office.



Sitting Room · Living Kitchen · Utility · Gym/Office

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage/Store · Attractive Landscaped Garden







## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A spacious reception room with bay window to front with fitted shutters and further window to side.

#### LIVING KITCHEN

Stunning open plan living area with sitting and dining space and glazed doors leading to the garden. The kitchen comprises a range of stylish wall and base units with induction hob, double oven, integrated fridge/freezer and dishwasher.

#### UTILITY ROOM

With fitted units and space and plumbing for washing machine and tumble dryer.

#### CLOAKROOM

With WC and basin.

#### GYM/OFFICE

The garage has been partially converted to incorporate a useful additional space which could be used as a gym or office etc.

### FIRST FLOOR

#### BEDROOMS

There are four good size bedrooms on the first floor, including the main bedroom which has a dressing area with fitted wardrobes and ensuite shower room.

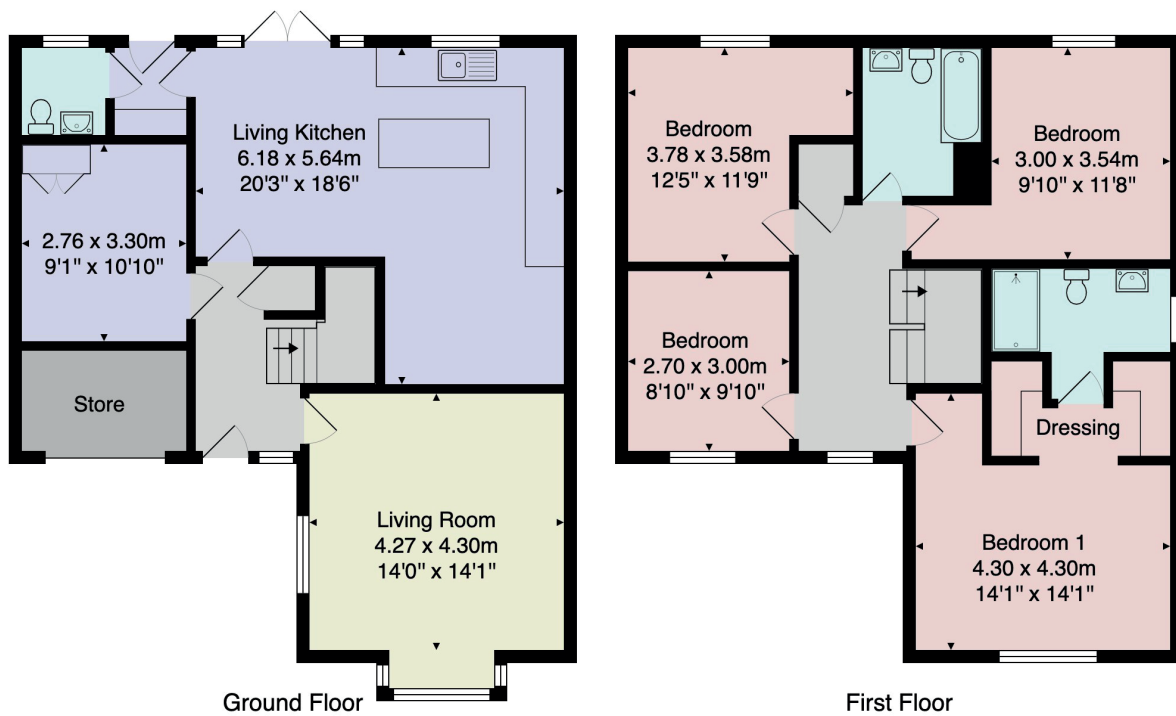
#### ENSUITE

Modern white suite, comprising WC, basin and shower. Tiled walls and floor. Heated mirror.

#### BATHROOM

A white modern suite comprising WC, basin and bath with shower above. Tiled walls and floor.

# FLOOR PLAN



Total Area: 152.7 m<sup>2</sup> ... 1643 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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**Outside**

The drive provides parking and leads to a garage/store with electric vehicle charging point. To the rear there is an attractive landscaped garden with large patio entertaining space with built in barbecue area and ethanol feature fire and heated lamp. Outdoor power points, fitted children's climbing frame (which can be left or easily removed) and timber garden shed.

**Location**

St Georges Walk is a popular modern development, just off St Georges Road, on the south side of Harrogate, close to excellent amenities, including sought-after primary and secondary schools and is just a short distance from the Stray and Harrogate town centre. There is also a children's play park as well as a nature reserve within a two minute walk of the property.

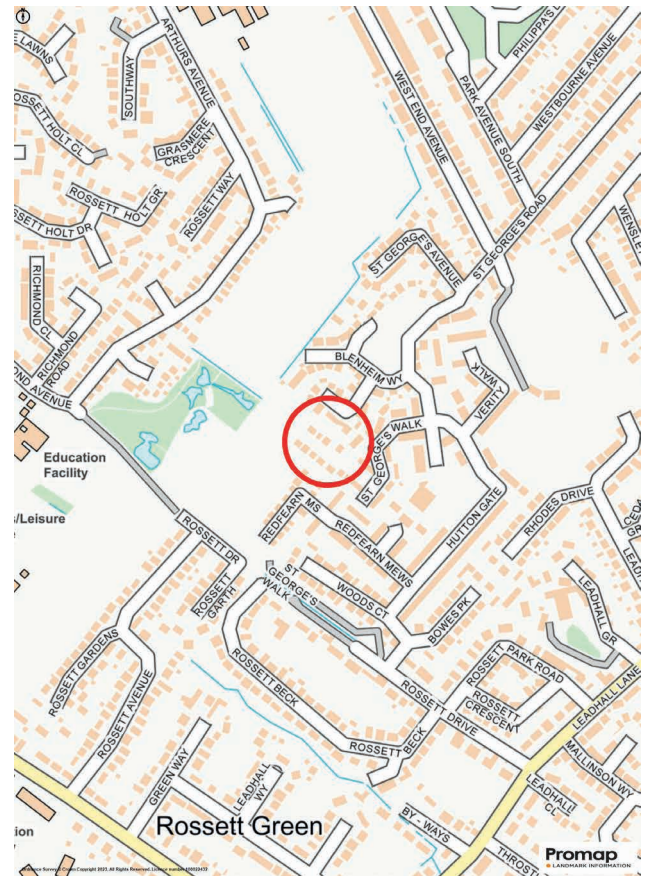
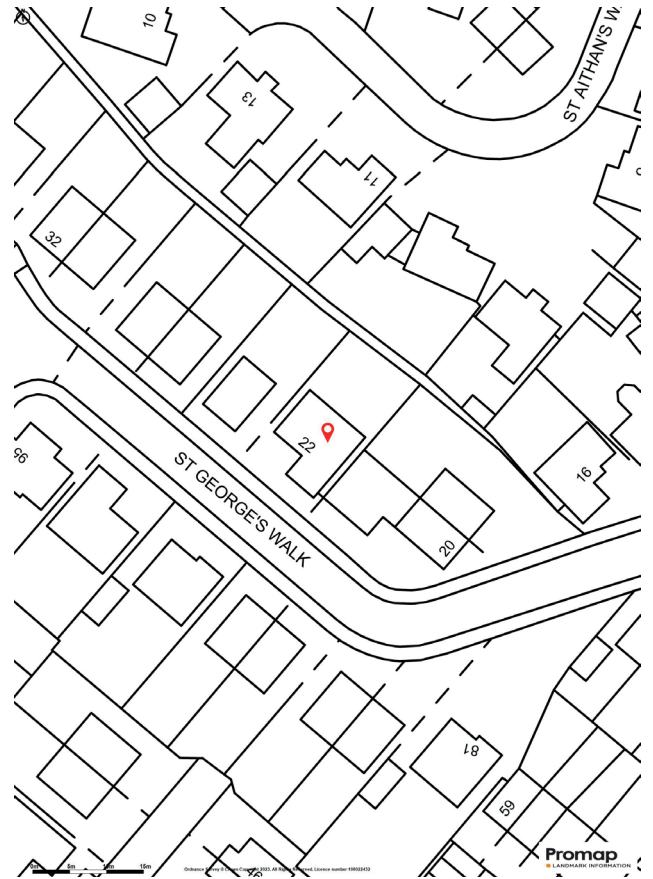
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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			

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