



VERITY  
FREARSON

32 ST WINIFREDS ROAD, HARROGATE, HG2 8LW

OFFERS OVER £500,000



## 32 ST WINIFREDS ROAD,

*Harrogate, HG2 8LW*

**A substantially extended four / five-bedroomed semi-detached house situated in this much sought-after and convenient location, well served by highly regarded primary and secondary schools and within easy walking distance of Harrogate town centre and the famous Stray.**

This excellent family home offers very well-presented accommodation, appointed to a good standard with modern kitchen and bathroom fittings. The property also features a conservatory extension to the rear, with bi-folding doors to the kitchen.

An internal inspection of this superb residence is strongly recommended.



Lounge · Dining Room · Dining Room · Kitchen · Family Room · Cloakroom

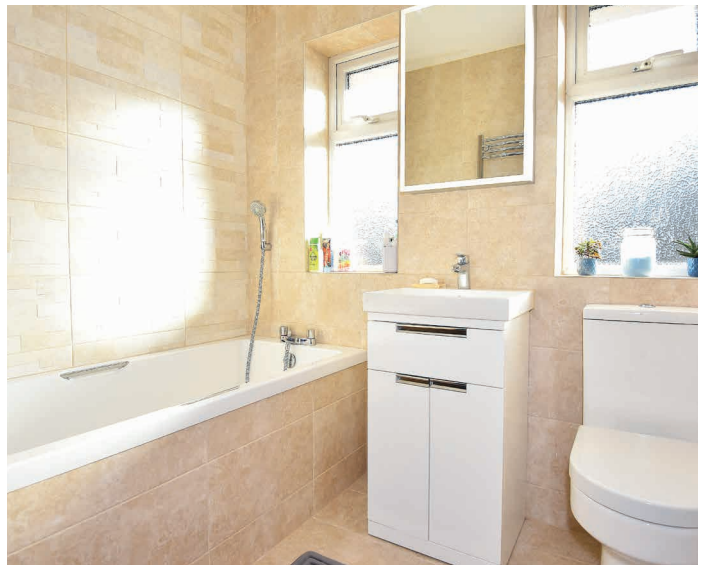
5 Bedrooms · Bathroom · Shower Room

Ample Off-Road Parking · Integral Garage · Garden













## ACCOMMODATION

### GROUND FLOOR ENTRANCE PORCH

### ENTRANCE HALL

Oak flooring. Central heating radiator.

### LOUNGE

Double-glazed bay window to front. Central heating radiator. Oak flooring. Fitted dado rail, cornice and ceiling rose. Fireplace with wood surround having iron grate with tiled hearth.

### DINING ROOM

Double-glazed bay window to rear. Central heating radiator. Fitted picture rail. Fitted base cupboards with book shelving and arched display niches above, with concealed lighting.

### KITCHEN

A modern kitchen with a good range of modern fittings comprising base cupboards with granite working surfaces above having inset sink unit, granite splashbacks and matching wall-mounted units. Oak flooring plus concealed lighting in plinths. Large Rangemaster gas cooker including hot plate with three electric ovens. Extractor hood and pan racks above. Central heating radiator. Integrated dishwasher. Bi-folding doors lead to –

### FAMILY ROOM

A further sitting area with oak flooring and double French doors leading to the rear garden.

### INTEGRAL GARAGE

Electrically-operated up-and-over door to the front elevation. Plumbing for washing machine. Gas central heating boiler.

### CLOAKROOM

Low-flush WC and wash-hand basin. Fully tiled walls. Chrome ladder-style heated towel rail.

### FIRST FLOOR

#### BEDROOM 1

Double-glazed bay window to front. Laminate wood flooring. Central heating radiator. Fitted picture rail. Fitted shelved storage cupboard.

#### BEDROOM 2

Double-glazed windows to front and side. Laminate wood flooring. Central heating radiator.

#### BEDROOM 3

Double-glazed window to rear. Central heating radiator. Coved ceiling. Shelved airing cupboard housing hot-water cylinder. Three fitted wardrobes.

#### BEDROOM 4

Double-glazed window to front. Laminate wood floor covering. Central heating radiator.

#### BEDROOM 5 / STUDY

Double-glazed window to rear. Laminate wood flooring. Central heating radiator.

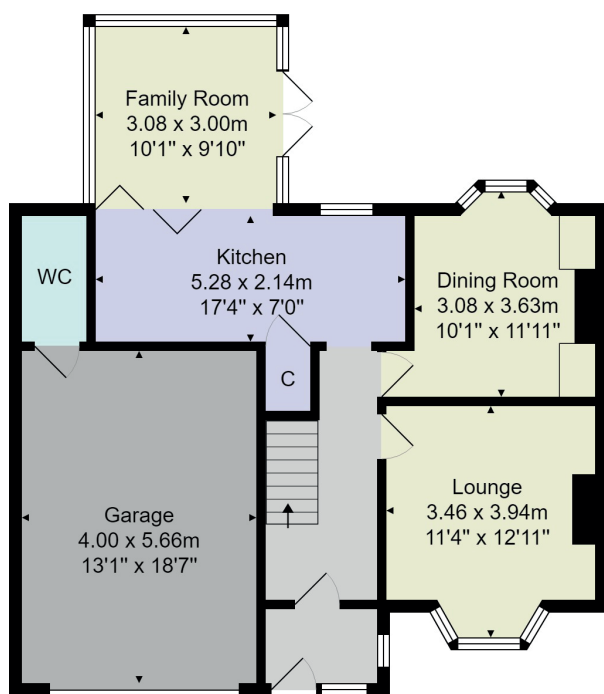
### BATHROOM

A modern newly fitted suite in white comprising low-flush WC, wash-hand basin set within a vanity unit and bath with mixer taps and shower attachment. Tiled floor. Heated towel rail.

### SHOWER ROOM

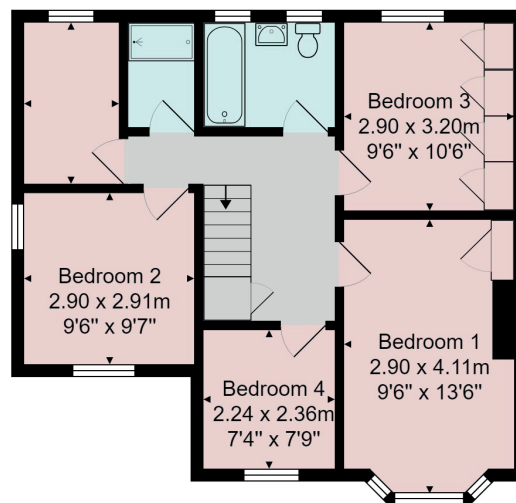
Large shower cubicle with fully tiled walls and floor. Chrome ladder-style heated towel rail.

# FLOOR PLAN



Ground Floor

Study / Bedroom 5  
1.62 x 2.75m  
5'4" x 9'0"



First Floor

Total Area: 139.1 m<sup>2</sup> ... 1497 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 property occupies a private plot with mature boundaries to front, side and rear. Double gates to the front give access to a block-paved forecourt providing ample off-street parking.

To the rear of the property there are further landscaped gardens with block-paved courtyard with flower borders and artificial grass.

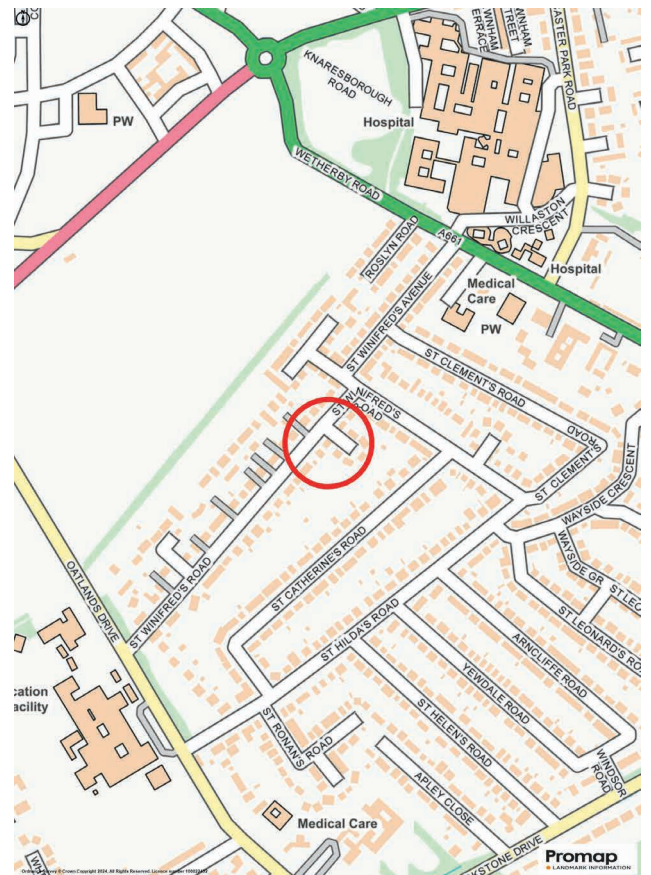
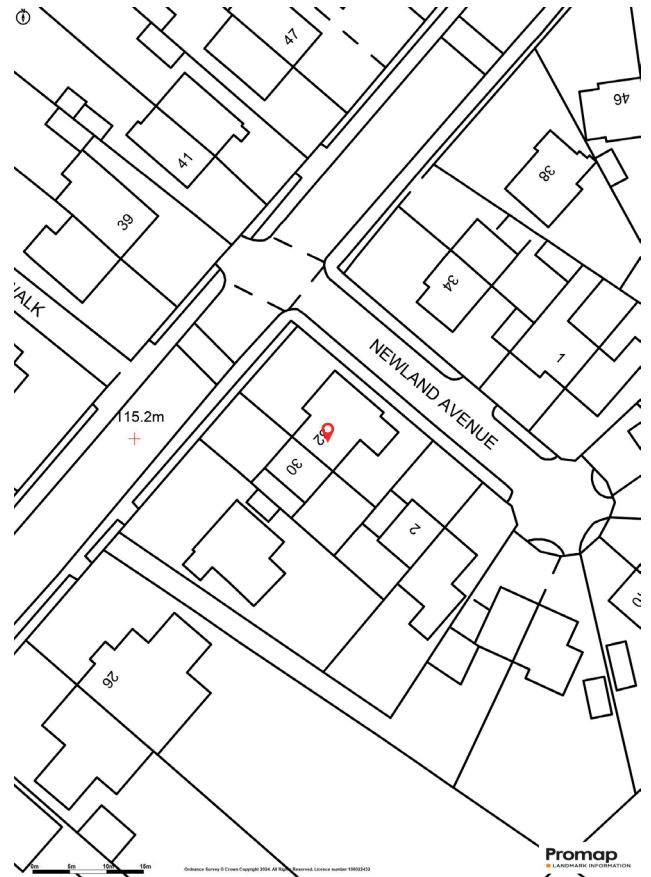
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)  
[verityfearson.co.uk](http://verityfearson.co.uk)







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