



VERITY
FREARSON

1 ST ATHAN'S WALK, HARROGATE, HG2 9DU

GUIDE PRICE £725,000

I ST ATHAN'S WALK,

Harrogate, HG2 9DU

An impressive four-bedroomed detached home occupying a generous plot with a southwest-facing garden, enjoying a superb position overlooking the adjoining open green in this popular south Harrogate location within the catchment area for Harrogate Grammar School.

The generous accommodation includes two reception rooms plus light conservatory, kitchen, utility room and cloakroom on the ground floor, upstairs are four bedrooms including a master bedroom with ensuite and house bathroom. The property occupies a generous plot with a driveway and double garage with electric door and a very good-sized lawned rear garden.

St Athan's Walk is a quiet cul-de-sac just off St George's Road overlooking the adjoining open green 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.



2 Reception Rooms · Conservatory · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Double- Garage · Attractive Lawned Garden







ACCOMMODATION

GROUND FLOOR **ENTRANCE HALL**

Leading to -

LIVING ROOM

A large living room spanning the width of the property, with two windows to the front overlooking the open green

CONSERVATORY

Just off the living room is a light conservatory with tiled roof and access into the back garden

DINING ROOM

A good-sized dining room to the front of the property overlooking the green

KITCHEN

A fully equipped kitchen with wall and base units, integrated oven and hob with space for dishwasher and fridge/freezer.

UTILITY ROOM

Just off the kitchen is the practical utility room with stainless-steel sink. There is also access to the garden.

CLOAKROOM

WC and washbasin.

FIRST FLOOR **BEDROOM 1**

A generous-sized bedroom with fitted wardrobes

EN-SUITE SHOWER ROOM

Comprising of low-flush WC, washbasin and shower.

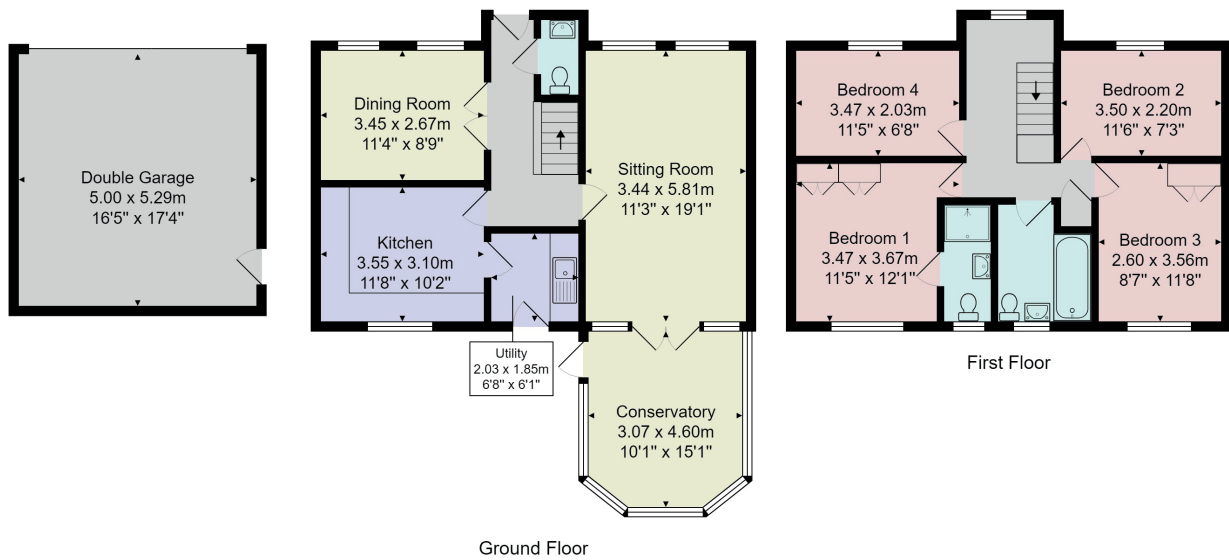
BEDROOMS

There are three further bedroom offering more good-sized living accommodation.

BATHROOM

A contemporary family bathroom comprising low-flush WC, washbasin, and bath with shower above.

FLOOR PLAN



Total Area: 120.9 m² ... 1302 ft² (excluding double garage)

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 and leads to the double garage. To the rear of the property there is a large and attractive garden with lawn, partial paving and mature, well-stocked borders.

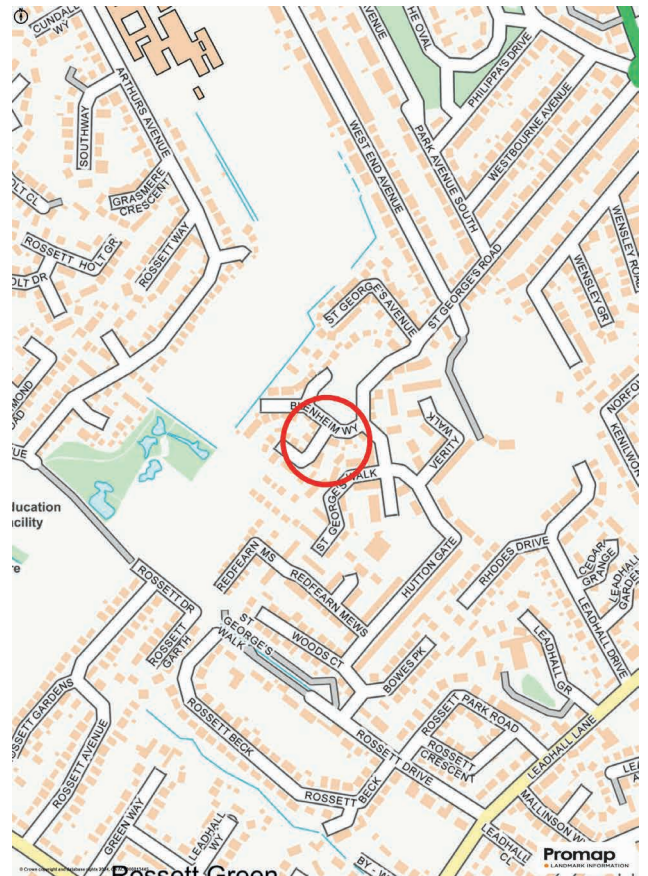
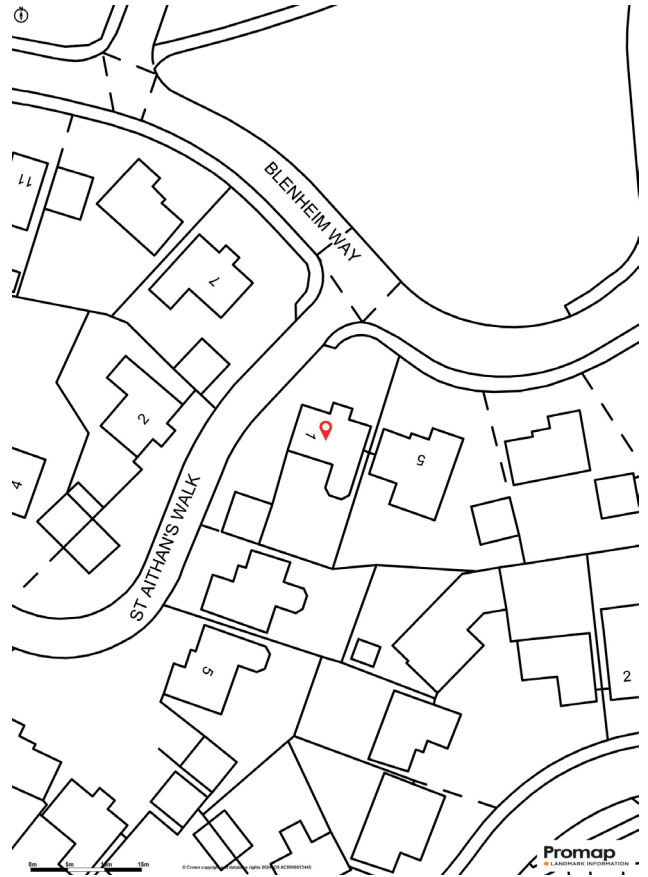
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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