



41 ST GEORGE'S WALK, HARROGATE GUIDE PRICE £280,000

NORTH
RESIDENTIAL

A beautiful family home in a popular and sought after location.

Situated on a quite cul-de-sac on the favoured south side of town, within Grammar School catchment, this fantastic house is within walking distance of shops, bars and restaurants in the town centre as well as closer shops on Leeds Road.

41 St George's Walk has been beautifully maintained by the current owners and briefly comprises; a welcoming entrance hall, a generous and light living room overlooking the front garden and opening through into a newly fitted modern kitchen with dining area, induction hob, oven, space for a washing machine and tall freestanding fridge freezer.

To the first floor are two excellent double bedrooms - one with built in cupboard and further built in wardrobes - both serviced by a tiled house bathroom.



Tenure	Local Authority	Council Tax Band	EPC Rating
Freehold	Harrogate Council	TBC	C







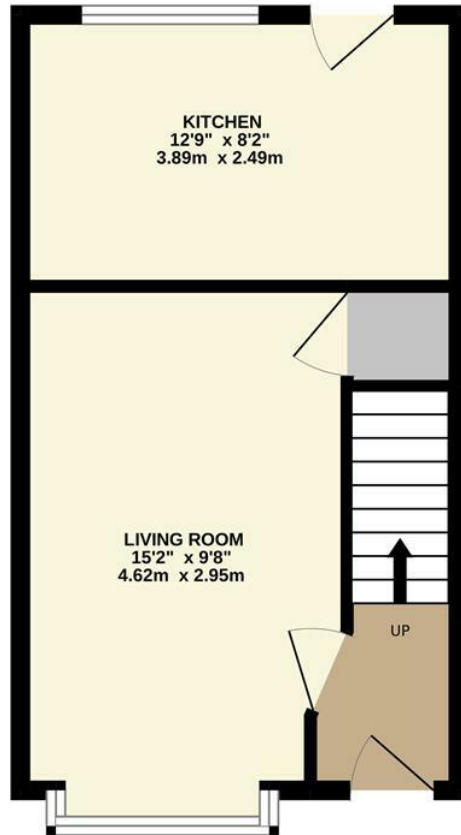
Outside

The property is fronted by a beautiful lawned garden with colourful planted borders, mature bushes and garden path. There is also a single garage with storage and pitched roof space, with a driveway in front.

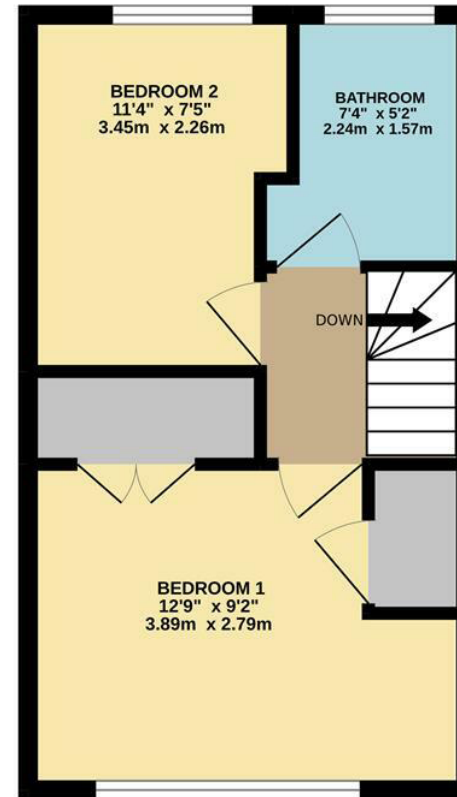
To the rear of the property is a privately enclosed, south facing garden with patio, crunch gravel, planted borders and potted plants. Creating a real sun trap that leads straight out from the kitchen - ideal for entertaining with family and friends.



GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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