



26 St Clement's Road, Harrogate, North Yorkshire, HG2 8LU

£525,000

Offers In The Region Of

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A beautifully presented three-bedroom detached house with extended living space, driveway, garage, and garden, situated in this desirable location within the popular "Saints" area of Harrogate, well served by excellent local amenities and schools, and close to the famous Harrogate Stray.

The impressive accommodation has been extended and provides generous living accommodation comprising a reception hall leading to the sitting room and extended living kitchen, which has sitting and dining areas and a stylish fitted kitchen. On the first floor there are three good-sized bedrooms and a modern bathroom. A driveway provides parking and leads to a single garage and there are lawned gardens to the front and rear.

The property has the benefit of solar panels and is situated on this desirable residential street, which is well served by local amenities, within the catchment area of popular primary and secondary schools, and just a short distance from Harrogate town centre via the famous Harrogate Stray.





GROUND FLOOR ENTRANCE PORCH

Leads to –

RECEPTION HALL

With under-stairs cupboard.

SITTING ROOM

A reception room with a window and ornamental fireplace.

LIVING KITCHEN

A stunning open-plan living space and kitchen with sitting and dining areas, glazed doors leading to the garden, and wood-burning stove. The kitchen comprises a range of stylish fitted units with oak worktops, island, and breakfast bar. Range cooker, integrated fridge / freezer, integrated dishwasher and washing machine.



FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor, the two larger double bedrooms have bay windows.

BATHROOM

A modern white sweet comprising WC, basin set within a vanity unit, bath and shower. Tiled walls and floor. Heated towel rail.



OUTSIDE

A drive provides parking and leads to a garage. Attractive lawned gardens to the front and rear.

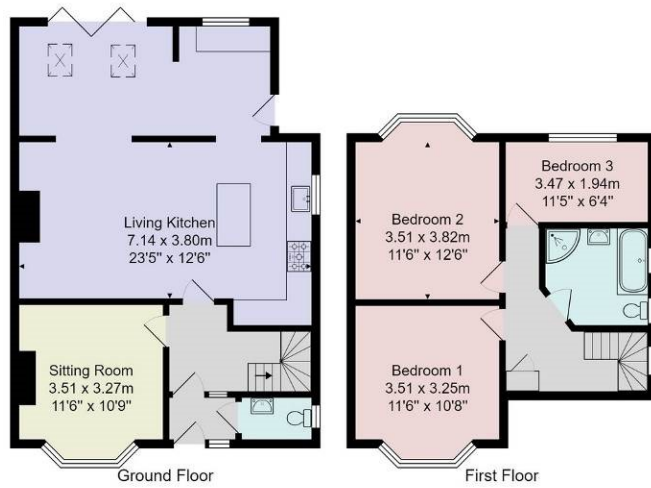
AGENT'S NOTE

The property has solar panels. These reduce electricity bills by approximately 50% and generate a rebate of approximately £500 per annum.

Tenure - Freehold

Council Tax Band - E





Total Area: 118.7 m² ... 1278 ft²

All measurements are approximate and for display purposes only.

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