



15 ST GEORGES ROAD, HARROGATE HG2 GUIDE PRICE £550,000



Exciting opportunity to create a period home in a desirable location.

15 St Georges Road is a substantial period townhouse, formerly configured as flats but now returned to a full single dwelling. This impressive property offers an incoming purchaser a fantastic opportunity to create an impressive family home.

The spacious, versatile accommodation is arranged over four floors and extends to over 2,000 sq ft in total. An entrance vestibule opens to reveal an inviting reception hall with stairs to the upper floors, generous sitting room with bay window to the front and feature fireplace with inset electric fire, dining kitchen (all units now removed) with double doors out to the rear courtyard garden. Completing the ground floor is a partially completed shower room with w/c to the rear of the house, and stairs down to a further reception room in the lower ground floor.

The first floor offers a particularly large reception room/bedroom to the front of the property with a feature fireplace and plenty of natural light flooding the room via two large windows. There is also a further double bedroom on this floor.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax
Band E

EPC Rating
TBC





Accommodation continued...

The second floor of the property houses three further bedrooms and a house bathroom. There is also a generous roof space accessed via a loft ladder - potential further accommodation subject to gaining any necessary planning permissions etc.

Outside

To the front of the property is a low maintenance garden set behind a wrought iron rail topped stone wall. To the rear is a fully enclosed courtyard garden with a southerly aspect. Set behind large wooden gates this excellent outdoor space can also double as off-street parking if necessary.

Location

St Georges Road is located on the southern side of Harrogate and is conveniently positioned near a range of superb local facilities such as shops and schools. It offers easy access to Harrogate town centre via the renowned Harrogate Stray, as well as Hornbeam Park and Harrogate railway station, all within comfortable walking distance.

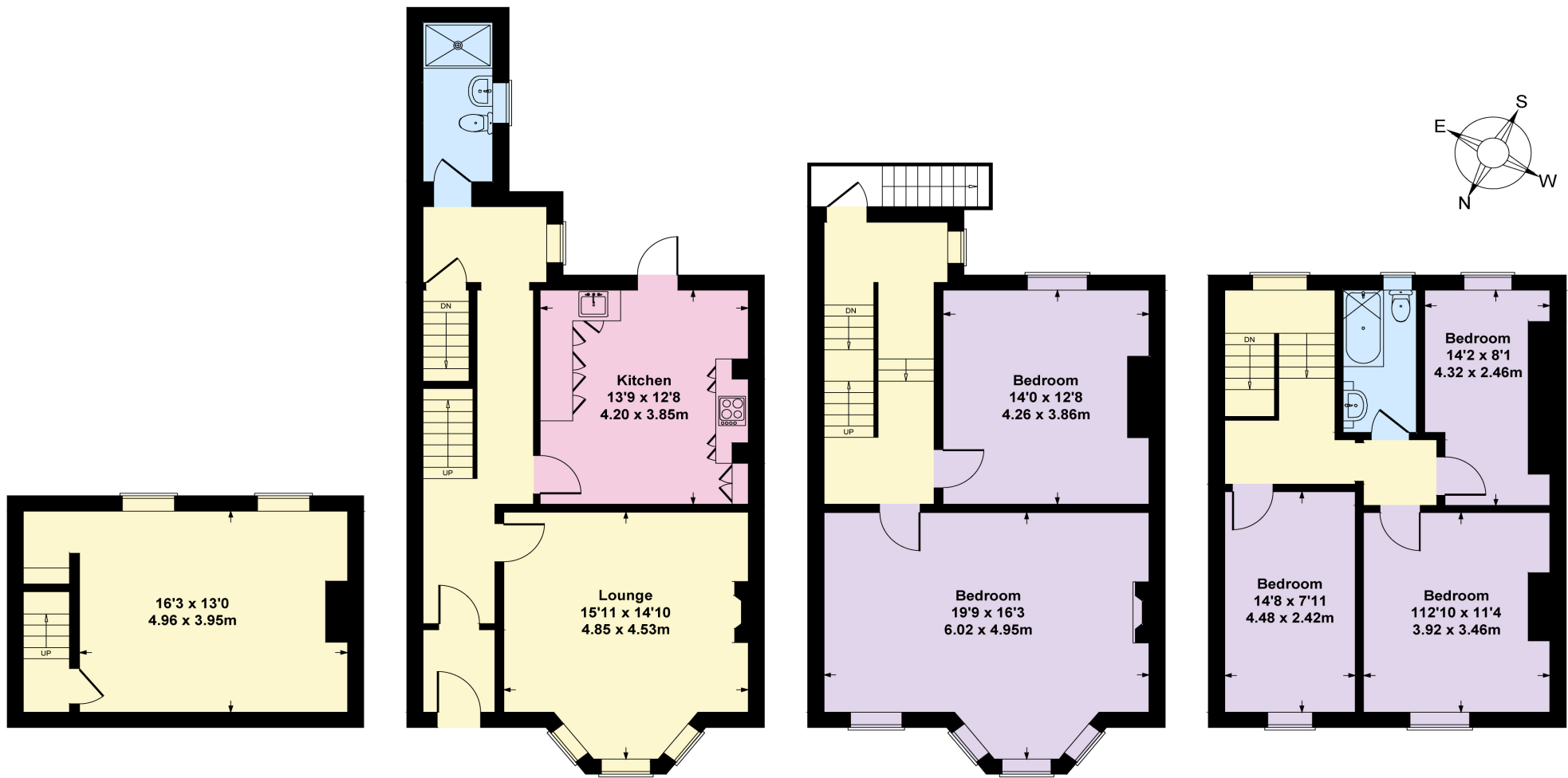
Services

We are advised the property is connected to mains water, electricity, gas, and drainage.

Viewing Arrangements

Strictly by appointment via the selling agent – North Residential
Tel: 01423 530088
Email: harrogate@northresidential.co.uk





LOWER GROUND FLOOR

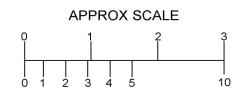
GROUND FLOOR

FIRST FLOOR

FIRST FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

15 St Georges Road, Harrogate, HG2 9BP



**APPROXIMATE GROSS INTERNAL AREA
2034 sa ft - 189 sa m**

PLEASE CONTACT THE 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.

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Particulars dated May 2024. Photographs dated May 2024.

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