



37 St Winifred's Avenue, Harrogate, North Yorkshire, HG2 8LT

£375,000

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A three-bedroomed semi-detached house with driveway and detached double garage, situated in this desirable location well served by amenities and popular local schooling.

This excellent home provides good-sized accommodation but now provides buyers the opportunity to update and modernise the property to suit their own requirements. On the ground floor there is a spacious sitting room, dining room, and well equipped kitchen. Upstairs, there are three bedrooms, bathroom and separate WC. A driveway provides parking and leads to the rear garden where there is a large double garage.

The property is situated in this ever popular location, close to excellent local amenities, which include popular schooling, local shops, Hornbeam Park railway station, and the Harrogate Stray. Offered for sale with no onward sales chain.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window. Open plan to the dining room.

DINING ROOM

A further reception room.

KITCHEN

With a range of fitted wall and base units with gas hob, integrated oven and space for appliances.



FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and bay window.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A further good sized bedroom.

BATHROOM

A white suite with basin and bath with shower above. Separate WC.



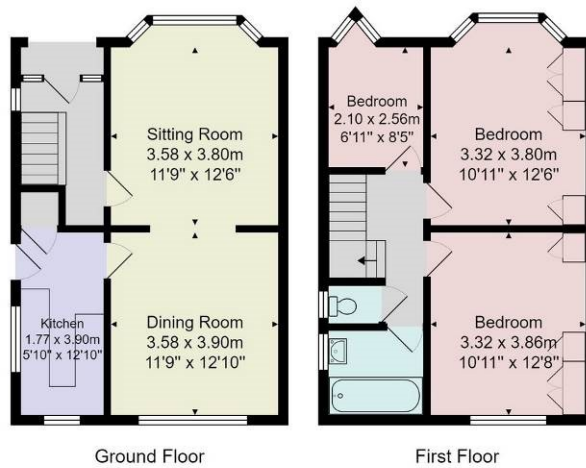
OUTSIDE

A driveway provides parking and lead to a large double garage situated at the rear of the property.

Tenure - Freehold

Council Tax Band - D





Total Area: 88.8 m² ... 956 ft²

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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Energy Efficiency Rating		Current	Potential
<small>How energy efficient is your home? - level rating costs</small>			
£1-15	A		85
£16-20	B		
£21-25	C		
£26-30	D		
£31-35	E		
£36-40	F		
£41-45	G		
<small>For energy efficient - higher ratings costs</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	