



77 St Winifred's Road, Harrogate, North Yorkshire, HG2 8LR

£400,000

Offers Over

## 77 St Winifred's Road, Harrogate, North Yorkshire, HG2 8LR

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A fantastic opportunity to purchase a three-bedroom detached bungalow occupying a generous corner plot with attractive garden, parking and garage, situated in this most convenient location within the popular "Saints" area of Harrogate.

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The property has been well maintained but does offer buyers the opportunity to update and modernise the internal accommodation to suit their own requirements. There are three good-sized bedrooms, together with a large shower room, large sitting / dining room and kitchen. A driveway provides parking and there is a single garage. The property occupies a generous corner plot with attractive gardens with lawn and planted borders.

The property is situated in this most convenient location well served by local amenities and close to the famous Harrogate Stray and the town centre.





## **ENTRANCE HALL**

## **SITTING ROOM**

A spacious reception room with fireplace with a living-flame gas fire.

## **KITCHEN**

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

## **BEDROOM 1**

A good-sized double bedroom.

## **BEDROOM 2**

A further double bedroom.

## **BEDROOM 3**

A further bedroom or study.

## **LARGE SHOWER ROOM**

With shower and washbasin.

## **SEPARATE WC**

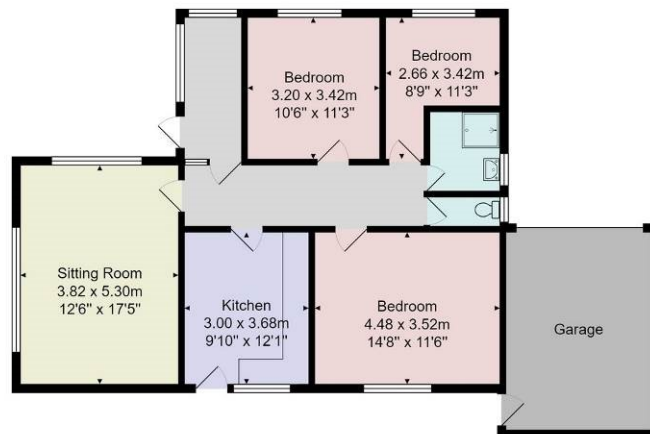
## **OUTSIDE**

A driveway provides parking and leads to a single garage. The property occupies a generous corner plot with attractive garden with lawn and planted borders.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 89.0 m<sup>2</sup> ... 958 ft<sup>2</sup> (excluding 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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## Verity Frearson

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