



1 St Clement's Road South, Harrogate, North Yorkshire, HG2 8LY

**£475,000**

Offers Over

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An extended and newly refurbished three-bedroom semi-detached house with driveway and attractive gardens, situated in this desirable location well served by amenities and popular local schools.

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This excellent home provides good-sized and beautifully presented accommodation that has been updated and modernised to a high standard by the current owners in recent years. On the ground floor there is a stunning open-plan, extended living kitchen with modern kitchen fittings and glazed bi-folding doors leading to the garden. There is also a separate sitting room with a wood-burning stove, together with three good-sized bedrooms and a modern bathroom

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.





## **GROUND FLOOR**

### **RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with bay window and brick fireplace with wood-burning stove.

#### **LIVING KITCHEN**

A stunning open-plan kitchen and living area with extended dining space with glazed bi-folding doors leading to the garden. Living-flame gas stove. The modern fitted kitchen comprises a range of stylish wall and base units with granite worktops and breakfast bar, gas hob, integrated double oven, washer / dryer, dishwasher and fridge / freezer.



## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with ornamental fireplace and bay window to front.

### **BEDROOM 2**

A double bedroom with fitted wardrobes.

### **BEDROOM 3**

A further bedroom with fitted cupboard.

### **BATHROOM**

A white modern suite comprising WC, washbasin set with a vanity unit, and bath with shower above. Heated towel rail.



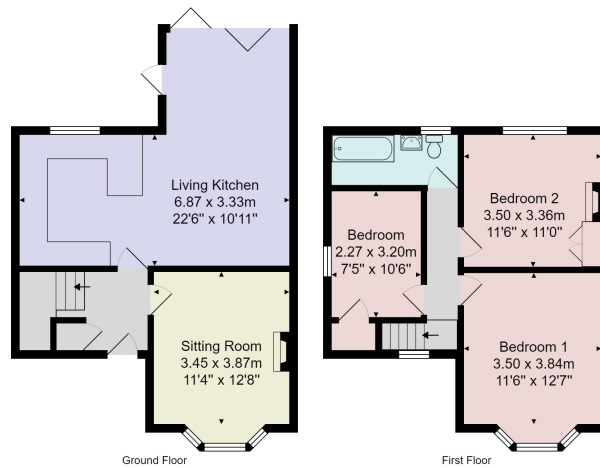
## **OUTSIDE**

There is a good-sized landscaped garden to the rear with lawn and decked sitting area. A block -paved driveway to the front provides parking and there is an attractive lawned front garden.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 98.0 m<sup>2</sup> ... 1054 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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