



**6c St. Georges Road, HARROGATE**  
Harrogate

Guide Price **£450,000**



**MYRINGS**





## 6c St. Georges Road

HARROGATE, Harrogate

A tastefully refurbished 3 bedroom modern end town house which underwent a sympathetic modernisation project in 2018 offering light, airy and flexible accommodation over four floor standing in private walled gardens with front driveway and single garage located on a highly regarded tree lined road just off Leeds Road within a short walk of the Stray parkland, M&S Food, Harrogate Grammar School and Hornbeam Park train station.

Council Tax band: C

Tenure: Freehold

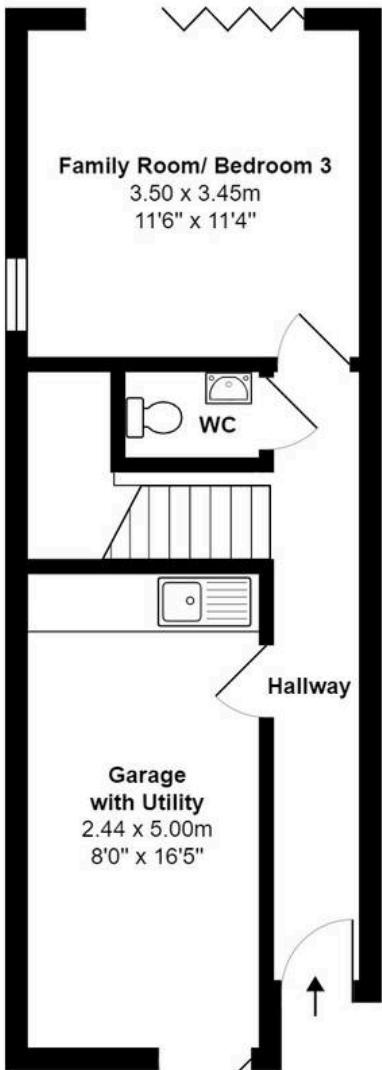
- COMPLETE RENOVATION IN 2018
- PRIVATE LANDSCAPED GARDENS
- DRIVEWAY & GARAGE
- DESIRABLE TREE LINED ROAD
- CONTEMPORARY DESIGN
- TRIPLE GLAZED WINDOWS AND DOORS
- ENERGY EFFICIENT ADDITIONAL WALL, FLOOR AND ROOF INSULATION RETROFIT
- NEW ROOF 2023



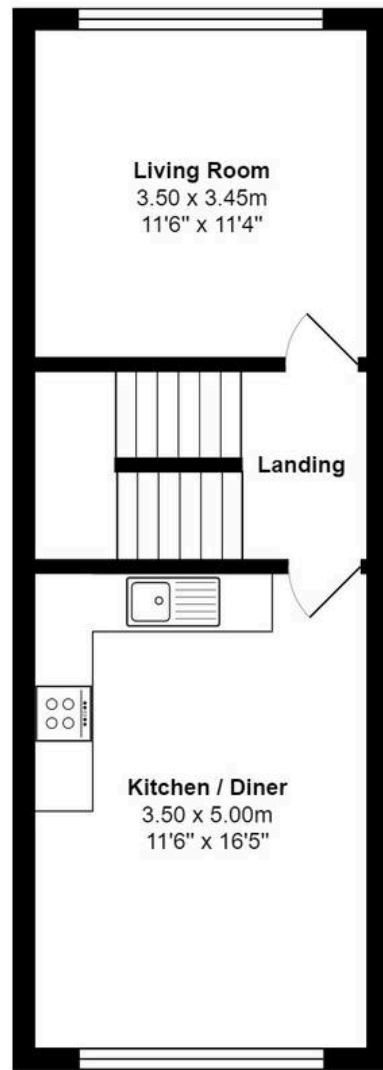
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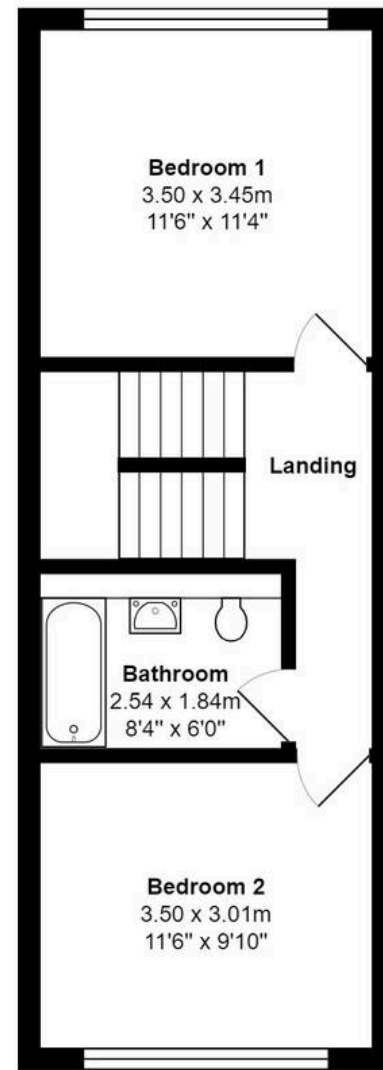




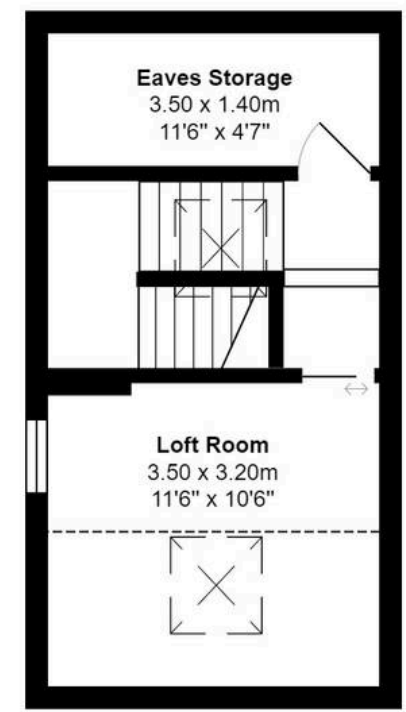
**Ground Floor**  
Area: 36.9 m<sup>2</sup> ... 397 ft<sup>2</sup>



**First Floor**  
Area: 37.6 m<sup>2</sup> ... 405 ft<sup>2</sup>



**Second Floor**  
Area: 37.6 m<sup>2</sup> ... 405 ft<sup>2</sup>



**Third Floor**  
Area: 24.1 m<sup>2</sup> ... 260 ft<sup>2</sup>

Total Area: 136.3 m<sup>2</sup> ... 1467 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.











## Myrings Estate Agents

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