



26 St Georges Road, Harrogate, HG2 9BS
£695,000

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Description

A beautifully presented four bedroom detached home, which offers skilfully extended accommodation ideal for the family.

The property is ready for immediate occupation and has undergone a full programme of modernisation and extension over recent years. There is underfloor heating, from the gas fired central heating system throughout the tiled areas on the ground floor and electric underfloor heating in the bathrooms. In addition there is double glazing throughout.

The accommodation briefly comprises, spacious entrance hall with large "walk-in" cloakroom and separate wc, sitting room with bay window to the front. There is a quality kitchen with integrated appliances and granite work surfaces which opens into a large living space with vaulted ceiling and bifold doors which open onto the garden. There is a separate family room, ideal for a work from home space or play room and a separate utility room with a door leading to the garden.

On the first floor is a spacious landing which gives access to the master bedroom with en-suite shower room, three further bedrooms and the four piece house bathroom.





The front garden has been designed for ease of maintenance and provides parking. To the rear is an enclosed garden, laid predominantly to lawn with a raised timber decked seating area.

St Georges Road is situated off Leeds Road to the south of the town, yet still within comfortable walking distance of the centre. There are an excellent range of local amenities in addition and schools for all age groups within walking distance. The location is also seen as ideal for the commuter as easy access can be gained to the larger cities within the area by both road and rail.

Tenure

Freehold.

Services

All mains services are connected to the property.

Council Tax

Band E.

Directions

From Station Parade proceed to the traffic lights adjoining York Place and turn right. At The Prince of Wales roundabout turn left onto the Leeds Road and at the St Georges Road roundabout turn right onto St Georges Road.

Details Produced

12th April 2022.



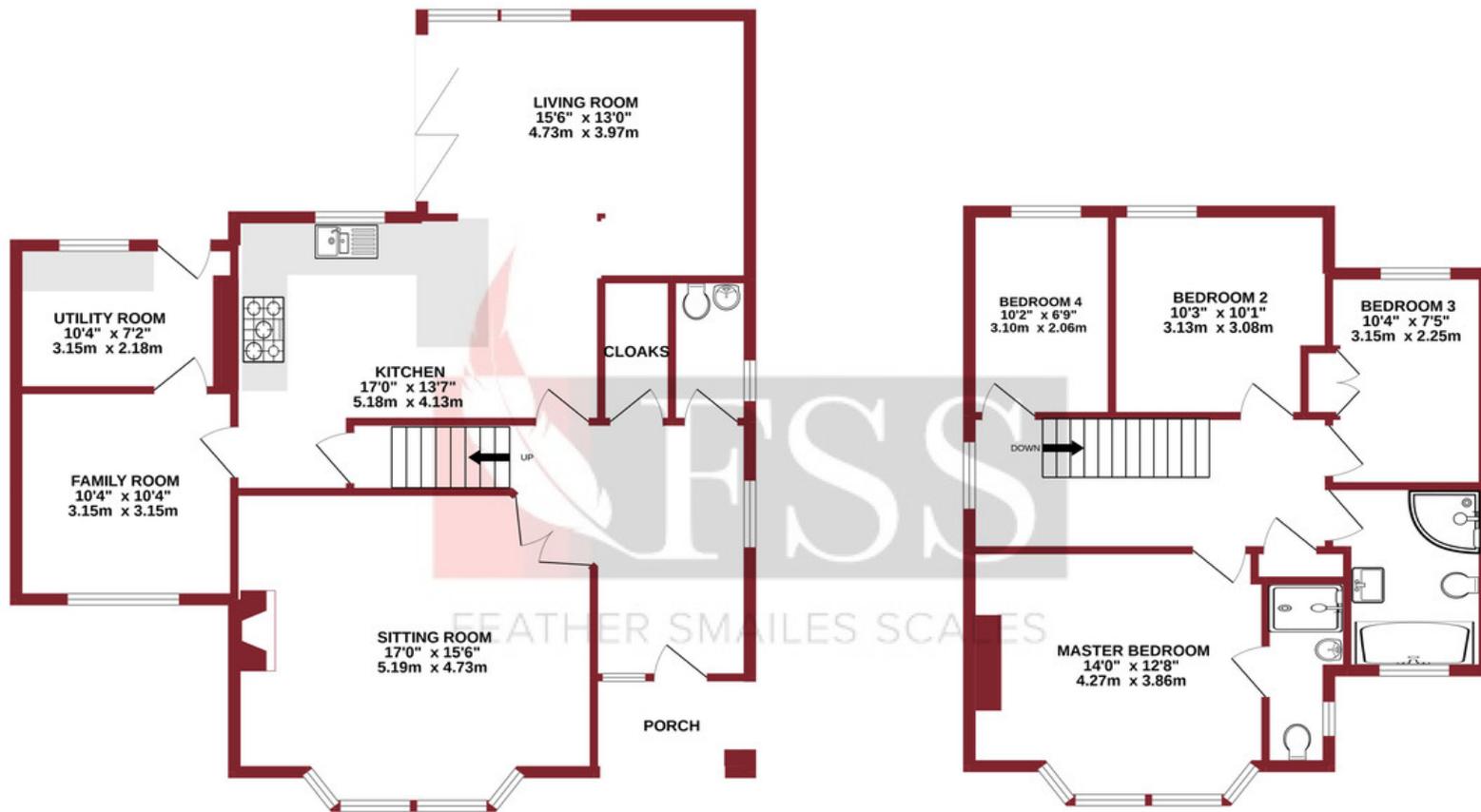






GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.

1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1626 sq.ft. (151.0 sq.m.) approx.
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