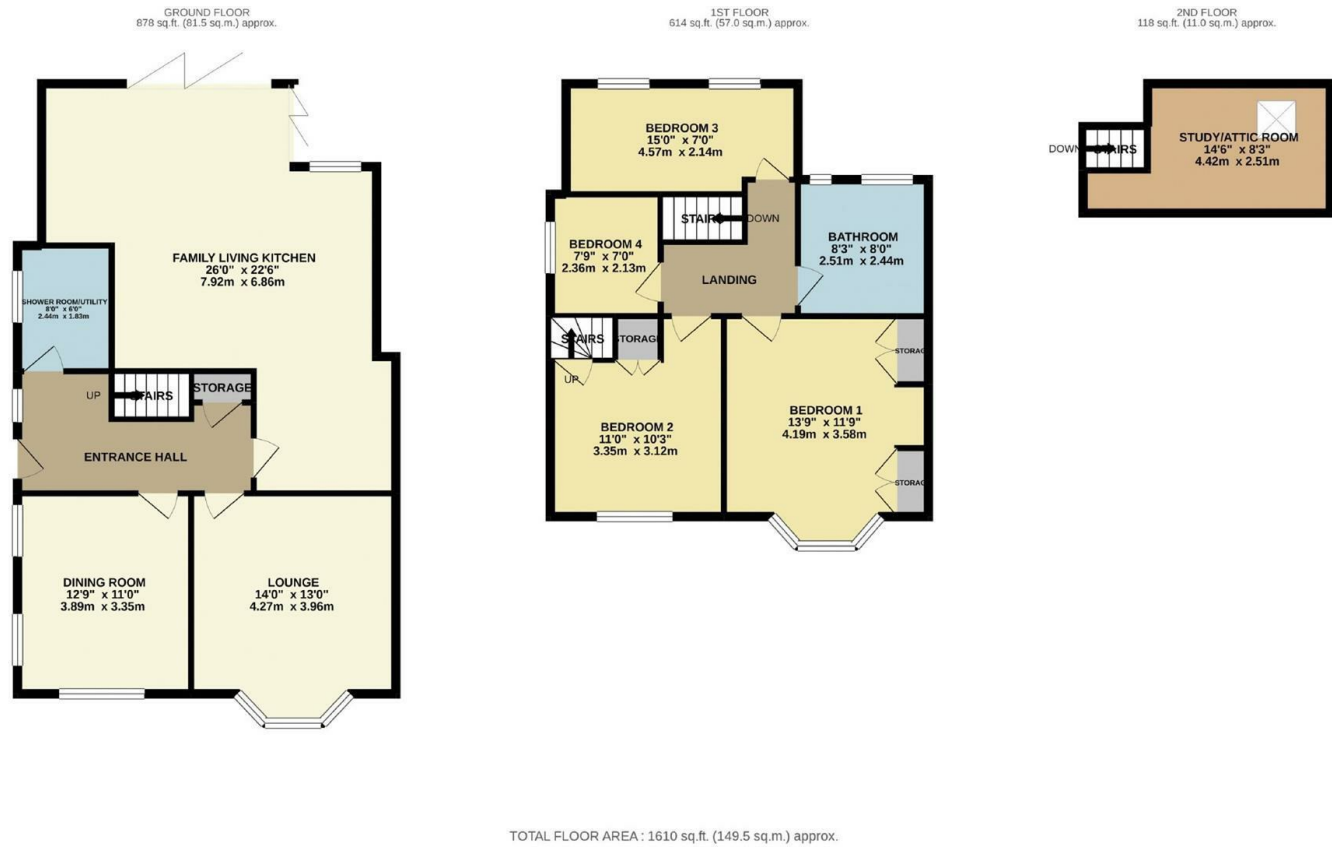
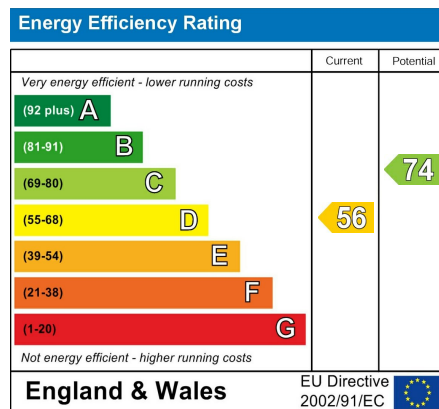


Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed away from Harrogate on Wetherby Road and turn right onto St Winifreds Road. Take the first left onto St Clements Road where the property is easily found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band E Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers In The Region Of £575,000

40 St. Clements Road, Harrogate, North Yorkshire, HG2 8LX

4 Bedroom House - Semi-Detached

A very well presented and extended four bedroomed family home offering spacious and well proportioned living accommodation throughout located within the ever popular saints area with local amenities, superb schooling options and close to Harrogate's town centre.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With gas central heating and double glazing throughout the living accommodation comprises; entrance hall, downstairs w/c and shower room, spacious living room with open fireplace, second reception room or formal dining room, stunning open plan living kitchen with underfloor heating, granite worktops, gas range cooker, bi-folding doors out onto the enclosed rear garden creating a superb entertaining space. There is also a downstairs shower room/utility room which also houses the washing machine, tumble dryer.

On the first floor the landing leads to the master bedroom, second double bedroom with stairs leading up to the loft room which is flexible for a number of uses including a home office, third double bedroom, fourth bedroom and modern house bathroom with walk in shower, bath, w/c and hand basin.

Outside to the front of the property is a lawn and large driveway offering space for multiple vehicles and leading to the single garage (with power and lighting). To the rear is a lawn garden and patio area offering a pleasant seating area.

