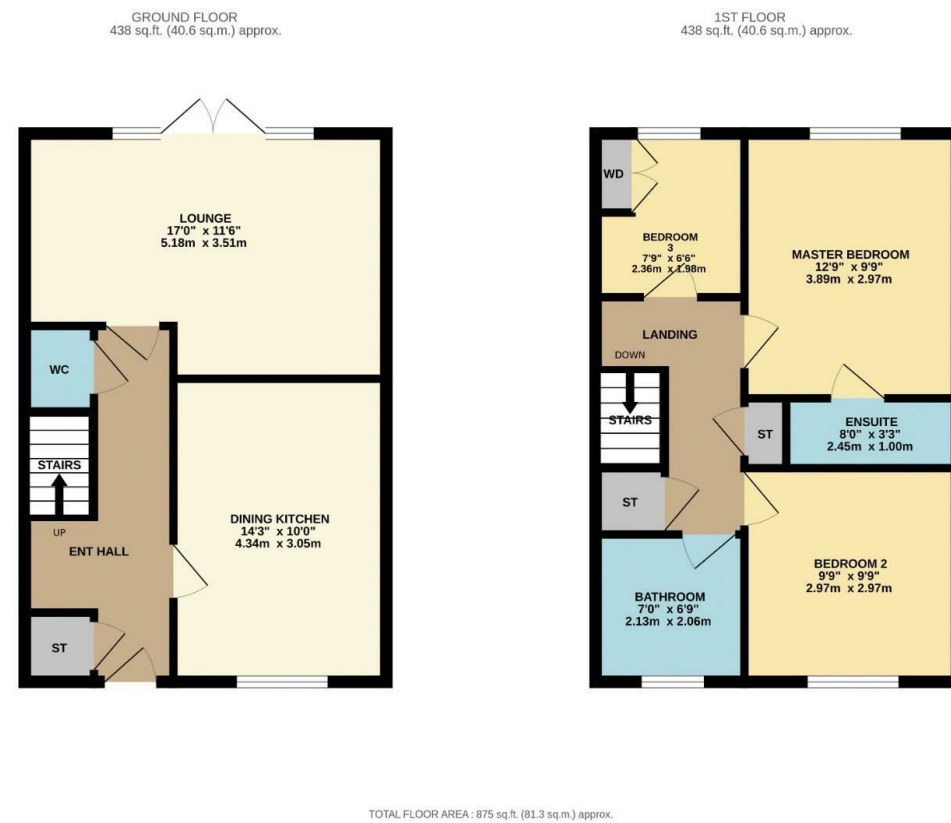
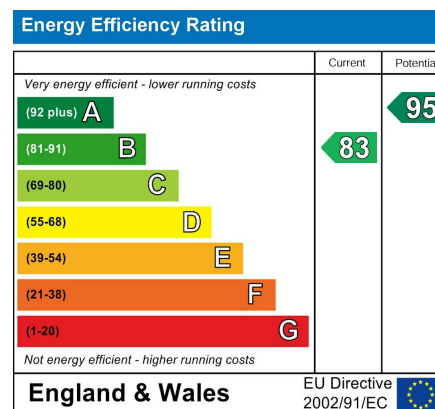


Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed out of Harrogate on Leeds Road (A61). At the round about take the fourth exit onto St George's Road continue over the mini round about and follow the road round to the left. At the next mini roundabout take the third exit onto St Georges Walk and keep following the road bending right and then left, where the property is found on your left hand side.

Council Tax Band 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.



£425,000

113 St. Georges Walk, Harrogate, HG2 9DX

3 Bedroom House - Detached

A brilliantly presented three bedroom detached house which ready to move into and offers well proportioned living accommodation throughout, benefiting from a superb location on the south side of Harrogate with a fantastic range of amenities close by along with superb schooling options for both primary and secondary schools. NO ONWARD CHAIN.



HOPKINSONS

ESTATE  AGENTS

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

Description

With gas fired central heating and double glazing the living accommodation comprises; entrance hall with a storage cupboard which also houses the boiler, downstairs w/c, dining kitchen with integrated fridge and freezer, eye level oven, four ring gas hob with extractor, integrated washing machine and a dining area. To the rear of the property is the lounge which has double doors opening out onto the patio area.

On the first floor the landing leads to the master bedroom with ensuite shower room with walk-in shower, w/c and hand basin, a good sized second double bedroom, third bedroom which is currently being used as a dressing room with bespoke handmade wardrobes and drawers, house family bathroom with a modern white suit with a shower over the bath, w/c and hand basin. On the landing, there are two useful storage cupboards, one with shelving and offering good storage options. There is a boarded loft which is accessed via a drop-down ladder.

Outside the front of the property is a driveway offering off street parking for two vehicles and there is an electric charging point. To the rear is a fully enclosed back garden with large patio area, good sized lawn, along with a storage shed and a summer house with power and lighting which is currently used as a office and a another separate room which currently houses the tumble dryer and offers additional storage.

AGENTS NOTES: There is an annual service charge of £85 every six months.

