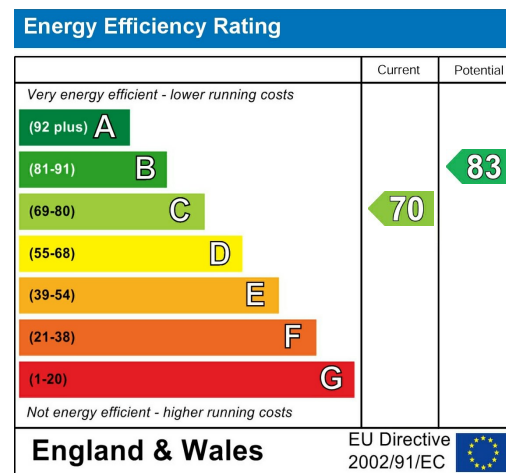


Floor Plan



Energy Performance Certificates



Directions

From the Empress roundabout, proceed out of Harrogate on Wetherby Road and take the second right onto St Winifreds Avenue, where the property is found on your left on the side clearly marked by a Hopkinsons for sale board.

Council Tax Band Tenure

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

13 St. Winifreds Avenue, Harrogate, HG2 8LT

3 Bedroom House - Semi-Detached

**A very well presented three bedroomed semi detached family home offering spacious living accommodation throughout and benefiting from a superb location in the ever popular Saints area with a wide range of amenities close by and a flat walk into Harrogate's town centre. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

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With gas fired central heating in double glazing the living accommodation comprises; a light and airy entrance hall, leading to the bay fronted lounge with feature fireplace, separate dining room with fireplace and French doors out onto the south facing garden, modern fitted kitchen with gas hob, double oven and integrated dishwasher.

On the first floor, the landing leads to the master bedroom with fitted wardrobes and bay window, second bedroom with built-in wardrobes, third bedroom and modern house bathroom with walk-in shower, separate bath, w/c and hand basin.

Outside the front of the property is a large driveway offerings by offering off street parking for multiple vehicles and leads to the single garage. To the rear of the property is a south facing patio and lawn.

