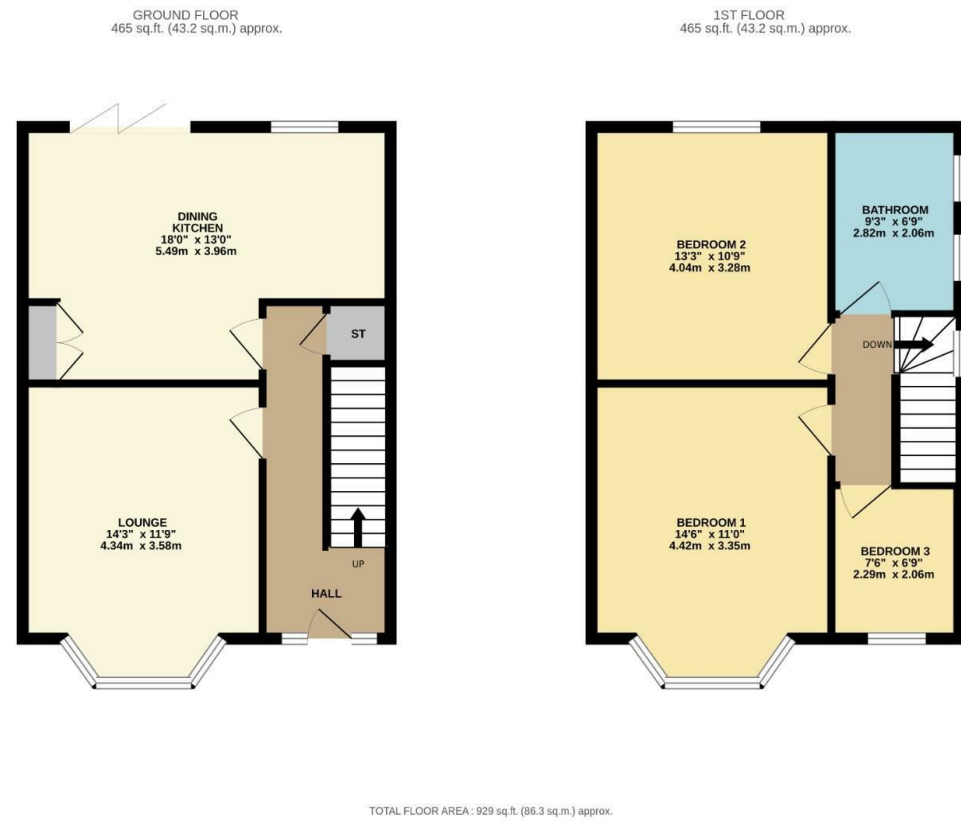
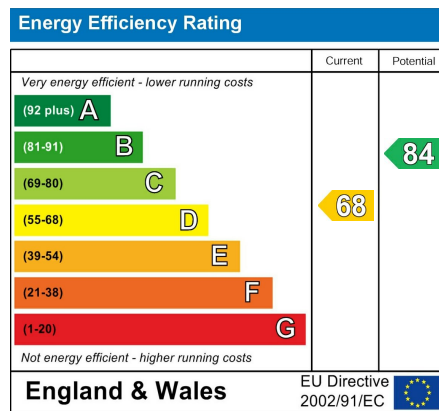


Floor Plan



Energy Performance Certificate



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 hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band D 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.



£435,000

23 St. Winifreds Avenue, Harrogate, HG2 8LT

3 Bedroom House

**A very well presented three bed roomed semi detached house which offers well proportioned living accommodation throughout and benefitting from a superb location in the ever popular Saints area with a wide range of amenities close by and a pleasant flat walk in Harrogate's town centre across the Stray. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

### The Property

With gas fired central heating and double glazing the living accommodation comprises; entrance hall with useful understairs storage and a utility cupboard, spacious lounge with wood burning stove and a bay window with fitted shutters, open plan dining kitchen with multi fuel stove and bifolding doors leading out onto the south facing decking. The kitchen includes a Belfast sink, integrated dishwasher and has composite granite worktops.

On the first floor the landing leads to the master bedroom with bay window, second double bedroom, a good sized third bedroom and modern house bathroom with separate bath, walk in shower and w/c.

### Outside

Outside to the front of the property is a good sized lawn offering off street parking for multiple vehicles. There is a side access gate which leads to a useful bike store along with a wood store. To the rear of the property is a south facing garden with a good sized lawn, a raised decked area which is access from the dining kitchen and creates a great entertaining area. There is also a large wooden store with power and a separate entrance to an office are which could be used as studio also if people working from home as it is insulated and has power and lighting.

### Surrounding Area

Benefitting from a superb location in the ever popular Saints area with a wide range of amenities including butchers, convenience store, coffee shop all on your doorstep. There are fantastic Primary and Secondary schooling options close by and a flat walk into Harrogate's town centre with a range of shops, bars, restaurants and fantastic transport links via bus and rail to Leeds, York and London Kings Cross.

