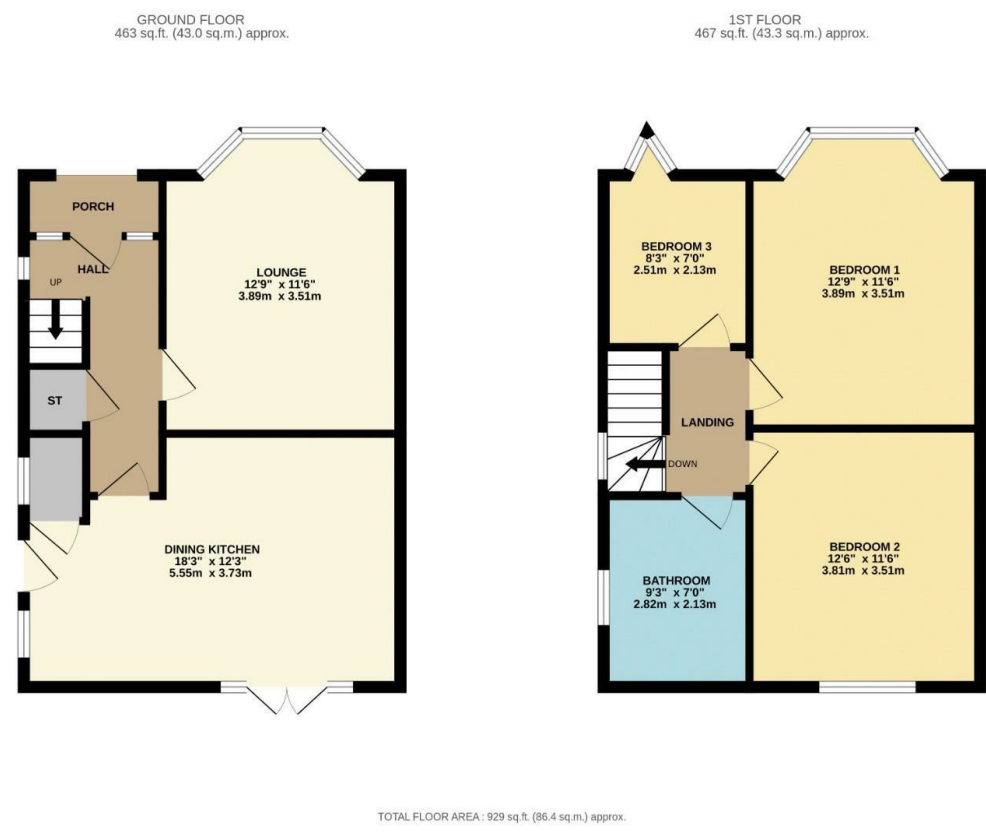
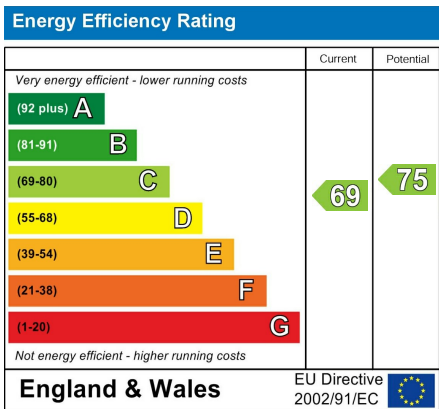


Floor Plan



Energy Performance Certificate



Directions

Proceed down Oatlands Drive and turn left into St Winifreds Avenue. At the bottom turn left into St Winifreds Avenue West where the property is easily found on the right 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.



£365,000

48 St. Winifreds Avenue West, Harrogate, HG2 8LS

3 Bedroom House - Semi-Detached

A three bedroom semi detached house with useful storage loft located in one of Harrogate’s most popular residential areas situated close to The Stray, schools and shops.



HOPKINSONS

E S T A T E  A G E N T S

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With gas fired central heating and replacement double glazed windows this smartly presented home briefly comprises; Covered entrance porch and a reception hall with useful under stairs store.

There is a bay fronted lounge with an inset log burning stove to a central fireplace.

At the rear of the property, there is a full width dining kitchen with dining area offering patio doors out to the rear lawn garden.

The modern fitted kitchen incorporates a slim line dishwasher, sink unit and has a useful store that houses a Worcester Combi boiler.

At first floor, there are three bedrooms two with fitted wardrobes.

Additionally, there is a spacious house bathroom with both bath and corner shower.

There is a pulldown wooden ladder that gives access to a carpeted storage loft with Velux window that was previously used as a playroom. Subject to the necessary consents this could offer additional bedroom accommodation.

At the front of the property there is a low maintenance for garden with beach hatch. There is private hardstanding for two cars to the side of the property and an enclosed low maintenance shaped lawn at the rear.

This property will indefinitely appeal to young families looking for access down a path to the 200 acres Stray. Nearby there is a butchers and adjacent a supermarket catering for most daily needs. The area is popular with those who may require access to the town Hospital and schooling options on both Weatherby Road and nearby Oaklands Drive with St John Fisher and Saint Aidan's schooling options.

Harrogate is a popular town that features a good road road and network connecting the traveller and commuter to Leeds, York and London.

