



**St. Georges Road, Harrogate, HG2 9BP**



A beautiful, character property, offering six bedrooms and spacious family living space. Situated on the desirable South side of Harrogate, St. Georges Road sits in the catchment area of well-regarded schools. With the additional benefit of being walking distance to Harrogate's infamous Stray, the location also offers direct access on to Leeds Road and excellent transport links.

The well proportioned home comprises; Internal entrance porch to the main hallway with access to two reception rooms, well appointed kitchen/dining room and snug. Stairs descend to the lower ground floor, offering a hobby room and useful utility and storage room. The first floor comprises bedroom one with en-suite, two further bedrooms and modern family bathroom. Stairs rise to three further bedrooms and bathroom.

To the outside, the property offers a private courtyard garden with direct access to the Lower Ground Floor. To the front, a gate leads to the forecourt garden and steps to the front door and a side gate for access to the rear garden and lane with further on street parking.

**Guide Price £725,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**

**Council Tax: E**

# St. Georges Road, Harrogate, HG2 9BP

## DESCRIPTION

### Entrance Vestibule

Access via wooden entrance door. door to:

### Entrance Hall

Stairs to first floor, radiator, doors to:

### Lounge

15'0" x 14'0"

Sash bay window to front elevation, radiator, feature fire place, TV point, picture rail.

### Dining Room

13'1" x 12'11"

Sash window to rear elevation, radiator, picture rail.

### Kitchen

12'1" x 11'11"

Quality range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hop with extractor hood over and electric oven under, integrated dishwasher and fridge freezer, inset ceiling spot lights, sash window to rear garden, stairs to basement, door to:

### Snug

15'2" x 8'2"

Sash window to rear garden, inset ceiling spot lights, radiator, door to rear garden.

### Basement Utility Room

12'0" x 12'0"

Base units with worktop over with inset stainless steel sink unit and mixer tap, plumbing and space for washing machine and tumble dryer, 2 built in storage cupboards, radiator, window, wall mounted boiler.

### Basement Games Room

13'2" x 12'11"

Glazed door to rear garden.

### First Floor Landing

Split level landing, radiator, doors to:

### Bathroom

Modern white suite comprising free standing bath with shower attachment, shower cubicle with mains shower over and glazed screen, low level WC, pedestal wash hand basin, radiator, part tiled walls, sash windows to rear elevation, storage cupboards.

### Bedroom One

13'1" x 13'0"

Sash window to rear elevation, radiator, storage cupboard, through to:

### Ensuite

Shower cubicle, low level WC, wash hand basin. part tiled walls.

### Bedroom Two

14'1" x 11'8"

Sash windows to front elevation, fitted cupboards, radiator.

### Bedroom Three

14'0" x 8'4"

Sash window to front elevation, radiator.

### Second Floor Landing

Velux window, doors to:

### Bedroom Four

14'2" x 13'1"

Sash windows to front elevation, radiator.

### Bedroom Five

13'1" x 12'11"

Sash window to rear elevation, radiator.

### Bedroom Six

10'8" x 6'10"

Velux window, radiator.

### WC

Low level WC, wash hand basin, shower cubicle.

### EPC

Environmental impact as this property produces 21.0 tonnes of CO2.

### Material Information

Tenure Type; Freehold  
Council Tax Banding; E





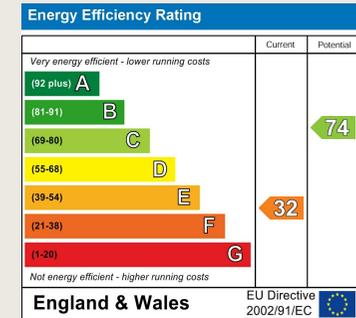
25 St. Georges Road, Harrogate, HG2 9BP  
 Approximate Gross Internal Area  
 241 Sq M/2593 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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