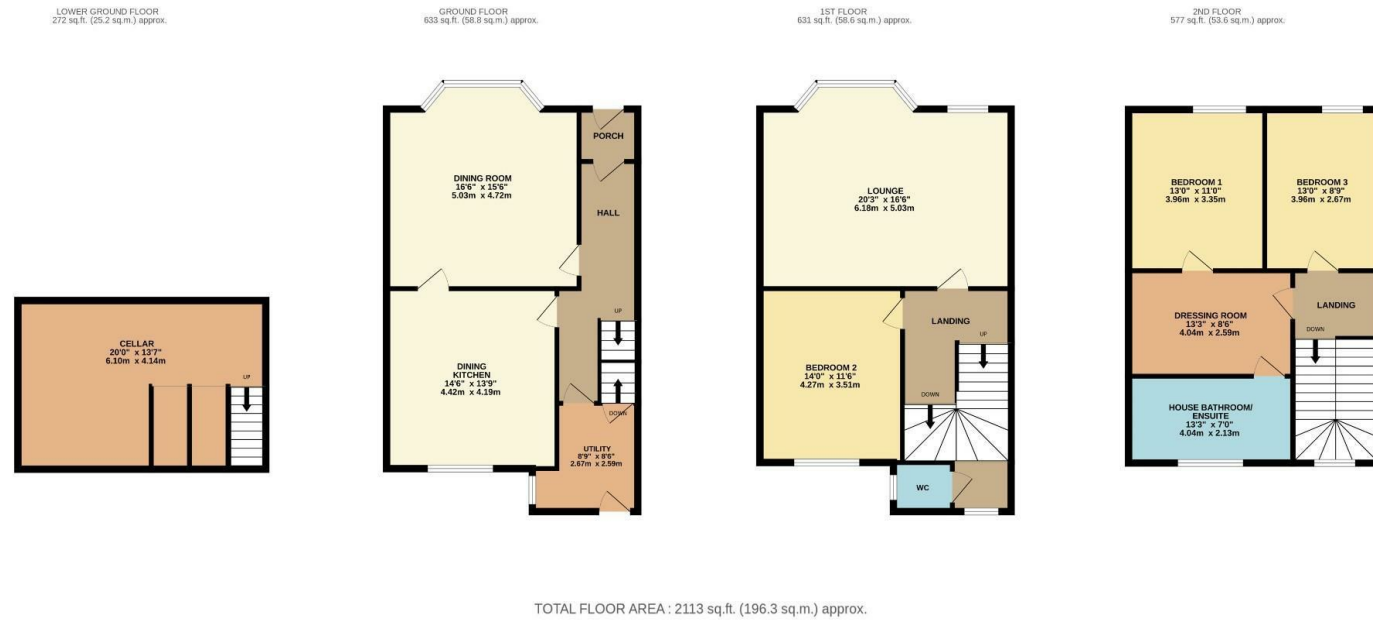
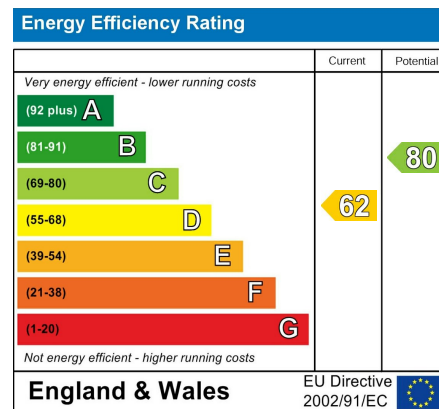


Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed out of Harrogate on Leeds Road. At the roundabout take the fourth exit onto St. Georges Road where the property is easily found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band E 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.



£675,000

7 St. Georges Road, Harrogate, HG2 9BP

3 Bedroom House - Townhouse

**A very well presented three bedroomed townhouse offering spacious living accommodation split over three floors and benefitting from a superb location on the ever popular south side of Harrogate with fantastic schooling options for both primary and secondary schools and also within walking distance of Harrogate's town centre.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

With gas fired central heating the living accommodation comprises; entrance porch, entrance hallway, dining room or second reception room, breakfast kitchen with integrated appliances and a gas range cooker, separate utility room which has access to the cellar and also the rear south facing courtyard garden. In the cellar there are three separate storage areas which offer a great storage with good head height and could also be considered for converting into additional living accommodation.

On the first floor, half landing there is a w/c, then the main landing leads to the spacious lounge with a bay window and a feature fireplace with a gas fire, spacious master bedroom. On the second floor are two further bedrooms a study area/dressing area and a house bathroom with walk in shower, separate bath, w/c and hand basin.

Outside to the front of the property is unrestricted on street parking. To the rear is a great sized courtyard garden which is south facing and beautifully paved which creates a fantastic seating and entertaining area.

The property is located within a level walking distance of Harrogate Cricket Club, Harrogate Grammar School, popular primary schools, town centre amenities bars and restaurants. On the nearby Leeds Road there are shops that cater for most daily needs and benefits from being on the 36 bus route between Harrogate and Leeds with regular buses running throughout the day and evening. Additionally, there are beautiful walks that can be enjoyed through the nearby Valley Gardens and Pinewoods.

