



18 St. Catherines Road, Harrogate

£580,000



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A beautifully presented and extended family home with substantial garden room, occupying a generous plot, situated on a quiet street within the highly regarded Saint's area of Harrogate, well served by excellent local amenities and popular schools.

This impressive property offers spacious and well-balanced accommodation, featuring a superb extended living kitchen, separate sitting room and a useful ground-floor shower room. Upstairs there are three well-proportioned bedrooms and a modern bathroom, while outside the property enjoys a large garden, ample parking, garage and a versatile GARDEN ROOM / OFFICE.

The property is located in a particularly convenient position, close to sought-after primary and secondary schools, Hornbeam Park railway station and just a short distance from Harrogate town centre.

OUTSIDE The property occupies a particularly generous plot with a large rear garden laid mainly to lawn, with well-stocked planted borders and a variety of sitting areas ideal for outdoor entertaining including a covered outdoor patio with feature lighting and power for a hot tub. To the front of the property, a driveway provides ample off-road parking and is bordered by established shrubs, leading to a carport and substantial garage beyond.

Within the rear garden there is a large, timber-clad GARDEN ROOM / OFFICE, which is fully insulated and has power and glazed doors overlooking the garden. This provides an excellent additional space, ideal for home working, hobbies or occasional guest accommodation.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



ACCOMMODATION GROUND FLOOR

On the ground floor, a spacious reception hall leads through to an impressive extended living kitchen with generous sitting and dining areas, creating a superb open-plan family space. The modern newly fitted kitchen comprises a range of stylish units with Belfast sink, integrated appliances, worktops and breakfast bar.

There is also a separate sitting room featuring a bay window and woodburning stove, providing a comfortable and cosy reception space. In addition, the ground floor benefits from a modern shower room, adding excellent practicality for family living.

FIRST FLOOR

The first floor offers three good-sized bedrooms, including the main bedroom which features fitted wardrobes and a bay window. The bedrooms are served by a modern bathroom with a white suite comprising bath with shower above, complemented by tiled walls and flooring.

There is also a large and easily accessible eaves storage area, together with additional loft storage accessed via a pull-down ladder.





Total Area: 97.2 m² ... 1046 ft² (excluding eaves storage, garden room)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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