DACRE, SON & HARTLEY
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22 St. Nicholas Road, Harrogate, North Yorkshire, HG2 7PX

A skilfully extended and remodelled four bedroom semi-detached family home (1434 sqft) presented to a high standard throughout with excellent parking and larger than average rear gardens conveniently located for schools and other amenities - Early inspection strongly recommended!

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22 St. Nicholas Road, Harrogate, North Yorkshire, HG2 7PX

Guide Price: £415,000

- Cleverly extended family home
- Popular "Southside" neighbourhood
- Two reception rooms
- Well-appointed kitchen & utility
- Four double bedrooms
- House bathroom / separate shower room
- Well planned forecourt parking
- Excellent south facing rear gardens







General remarks

With attractive rendered elevations, gas fired heating and PVCu double glazing this larger than average semi-detached home provides flexible accommodation arranged over three floors appointed to a high standard throughout.

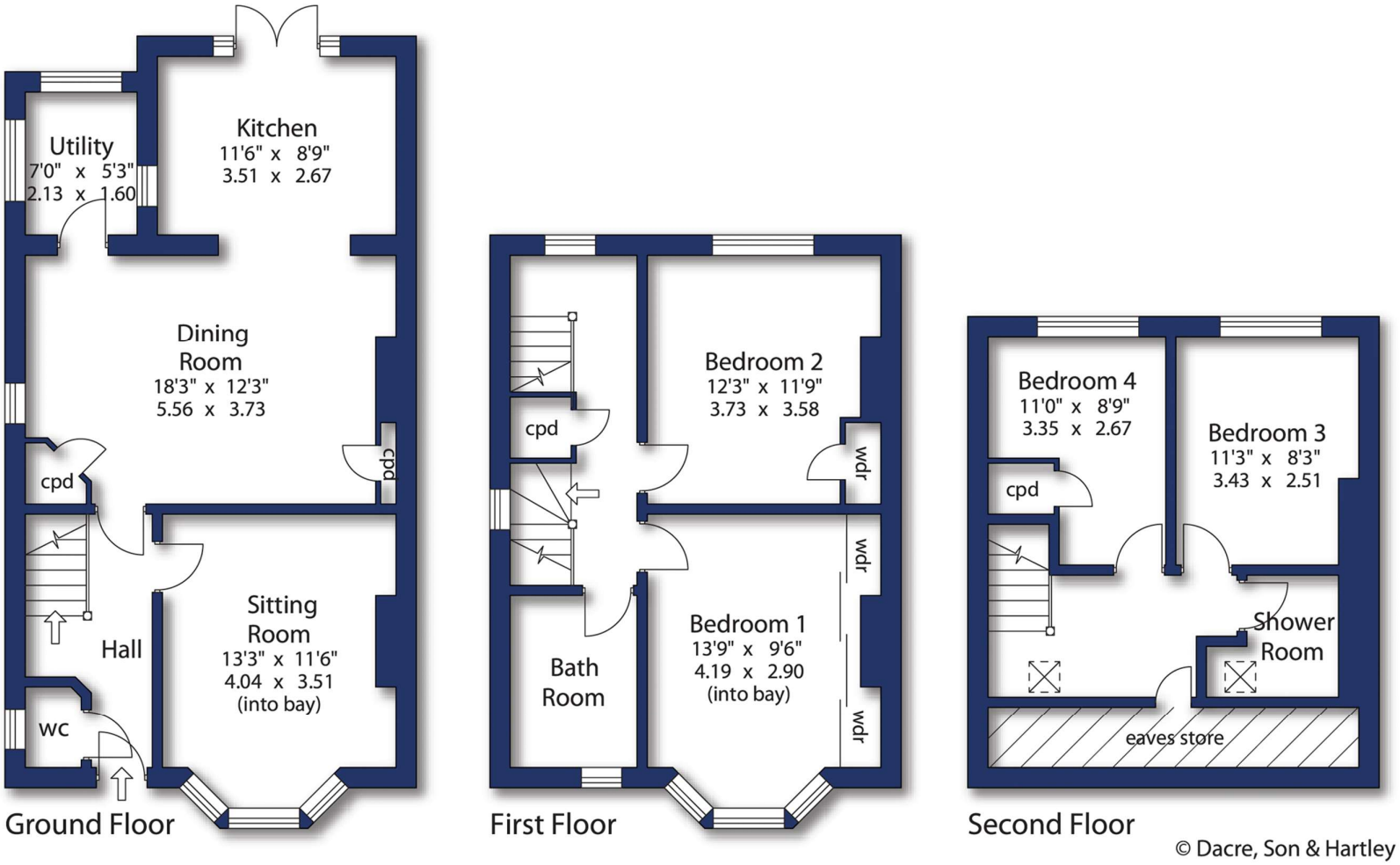
A welcoming reception hall with a guest cloakroom leads to an elegant sitting room and an excellent family dining kitchen opening into a well-appointed kitchen and a useful separate utility room. From the kitchen French doors give access to a sun deck and southerly facing gardens.

At first floor level two true double family bedrooms have built in wardrobes and are served by a stylish house bathroom. On the second floor two further double bedrooms with far reaching rear aspects share a shower room and a useful study landing area.

Full width off road car parking had been professionally laid out to the front of the property and the fully enclosed south facing rear gardens comprise a sun deck, lawned play areas and seating areas - ideal recreation space for the growing family.

This is a continually popular neighbourhood off Wetherby Road to the south of The Stray and very close to one of Harrogate's most popular Primary Schools with education for other age groups close at hand. For the busy commuter excellent road links serve Harrogate and York as does the rail link from Hornbeam Park.

Floorplans

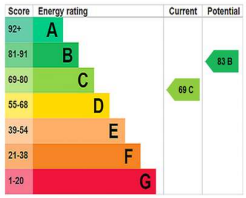


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Contact us

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Directions

Proceeding out of Harrogate on Wetherby Road, turn left into St Nicholas Road where the property will be found a little further along on the right hand side.

What3Words saves.folds.hurls

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Off street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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