



71 St. Catherines Road, Harrogate, North Yorkshire, HG2 8LA

A generous 5-bedroom detached family home providing very well-presented accommodation which is appointed to a high standard throughout and is located in this ever popular and convenient residential area within the town and close to The Stray, some reputable schools and many other amenities.



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Harrogate train station 1 miles, Leeds 16 miles, The A1(M) 7 miles

(all distances approximate)

Guide Price: £795,000

Accommodation

Entrance vestibule, reception hall, sitting room/dining room, living kitchen comprising of a family room, breakfast & kitchen areas and a utility space. Principal bedroom with en suite shower room, four further bedrooms, house bathroom and a shower room. Gardens surrounding the house which include extensive parking, garage and store, BBQ area and a covered outdoor entertaining area with an adjoining home office/entertainment space.

General Remarks

THE PROPERTY

71 St. Catherines Road is a generous sized detached family home providing a light & spacious accommodation which has recently been the subject of considerable improvements to now offer very well-presented and light and spacious living areas which are designed for family living. These include the large principal reception room with sitting and dining spaces and a spacious living kitchen which has a family room opening to the breakfast & kitchen areas and a utility area. In addition, there is an excellent garden room which works well as a home office and an outdoor entertaining area.

The property is approached through an entrance vestibule that opens to the reception hall. The principal reception room includes both a sitting and dining room and there is a large living kitchen running the width of the property which has a sitting area with a wood burning stove opening to the breakfast and kitchen areas which enjoy an extensive range of fitted units and appliances and a utility space beyond. The principal bedroom has an en-suite shower room, bedroom 2 and a house shower room/cloakroom. To the first floor, a landing leads to three further bedrooms and a house bathroom.



OUTSIDE

The property sits in a generous plot which includes lawned gardens to the front and side and an extensive parking and turning area. There is a detached garage with a covered BBQ area. To the rear, there is a paved private patio area leading to the covered decked area which is designed for alfresco entertaining. There is a superb home office/bar which opens to the covered area.

LOCATION

The property is located in the heart of the sought after 'Saints' area of the town which is an established residential neighbourhood surrounded by a similar style of property. It offers good access to the town centre as well as a wide range of amenities including some excellent schools, The Stray, Hornbeam Park railway station which provided regular services to York & Leeds and some picturesque walks on your doorstep in the Crimple Valley.

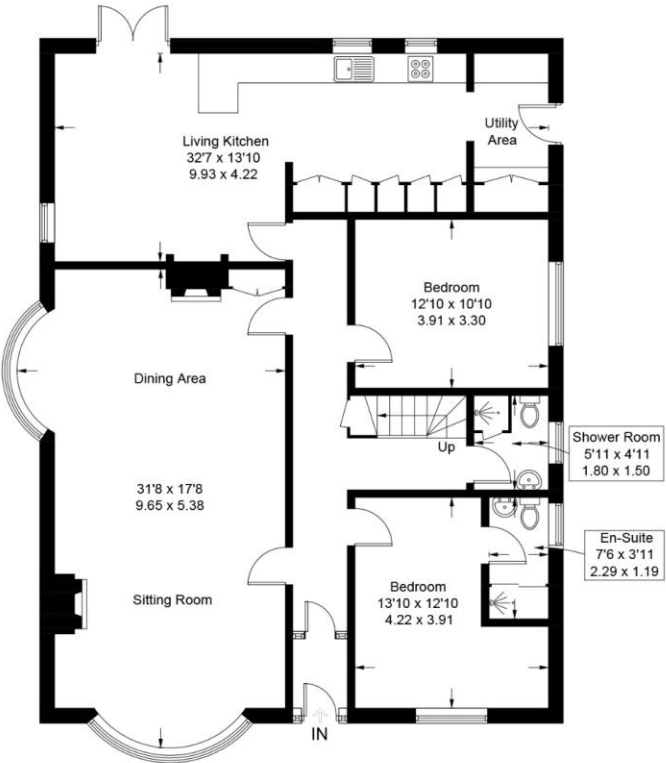




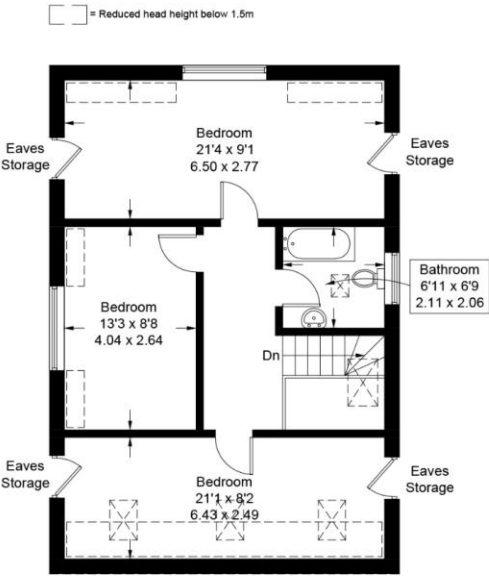


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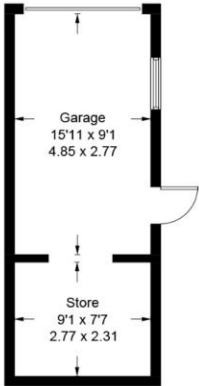
Approximate Gross Internal Area
Ground Floor = 1451 sq ft / 134.8 sq m
First Floor = 675 sq ft / 62.7 sq m
Outbuildings = 333 sq ft / 30.9 sq m
Total = 2459 sq ft / 228.4 sq m
(Including Garage)



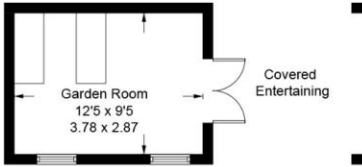
Ground Floor



First Floor



BBQ Area
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Postcode: HG2 8LA

What3Words:/// healthier.spicy.farm

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Mains gas, water, electric and drainage
- Garage and extensive private 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.

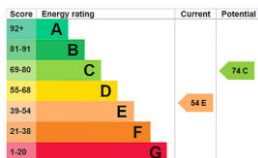
Buyer Anti Money Laundering Checks

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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