



64 ST CATHERINES ROAD
Harrogate

Carter Jonas

64 ST CATHERINES ROAD, HARROGATE, HG2 8LA

Semi-detached house · Four bedrooms · Sitting room
Family room · Dining kitchen · Bathroom · Downstairs
WC · Ample parking · Large south facing garden
Detached single garage · Popular "Saints" area of
Harrogate · Close to excellent schools · Extremely well
presented · Close to The Stray · Walking distance to
town centre

64 St Catherines Road is a well presented and extended family house in this very popular, peaceful residential location within walking distance of Harrogate town centre, a few minutes from excellent schools, local shops and The Stray.

This beautiful family home briefly comprises a wide entrance hallway with downstairs WC, front sitting room with feature fireplace and large round bay window, family TV room with log burner and semi open plan to the modern, extended dining kitchen with under floor heating, range oven and two pairs of French doors leading to the pretty south facing garden.

The first floor has a generous landing, principal bedroom to the front with fitted wardrobes and large round bay window, three further bedrooms and the family bathroom.

Outside, the beautiful South facing rear garden is mainly laid to lawn with two paved seating area's designed to take full advantage of the summer sunshine with pretty floral borders and a private gate creating complete security. The front gravelled area provides ample parking for several cars and the driveway leads down the side of the house to the detached single garage.

St Catherines Road is a quiet street situated just off Oatlands Drive in this desirable location, well served by excellent local schools, is within easy walking distance of Hornbeam Park railway station, the Stray and Harrogate town centre, with Hookstone Woods also on the doorstep.

A FANTASTIC 4 BEDROOM SEMI DETACHED HOUSE WHICH HAS BEEN CLEVERLY EXTENDED TO PROVIDE GENEROUS FAMILY ACCOMMODATION WITH A LARGE SOUTH FACING GARDEN, DETACHED GARAGE AND AMPLE DRIVEWAY PARKING, LOCATED IN THIS QUIET RESIDENTIAL ROAD IN THE HEART OF THE EXTREMELY POPULAR "SAINTS" AREA OF TOWN, CLOSE TO THE STRAY AND EXCELLENT SCHOOLS.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

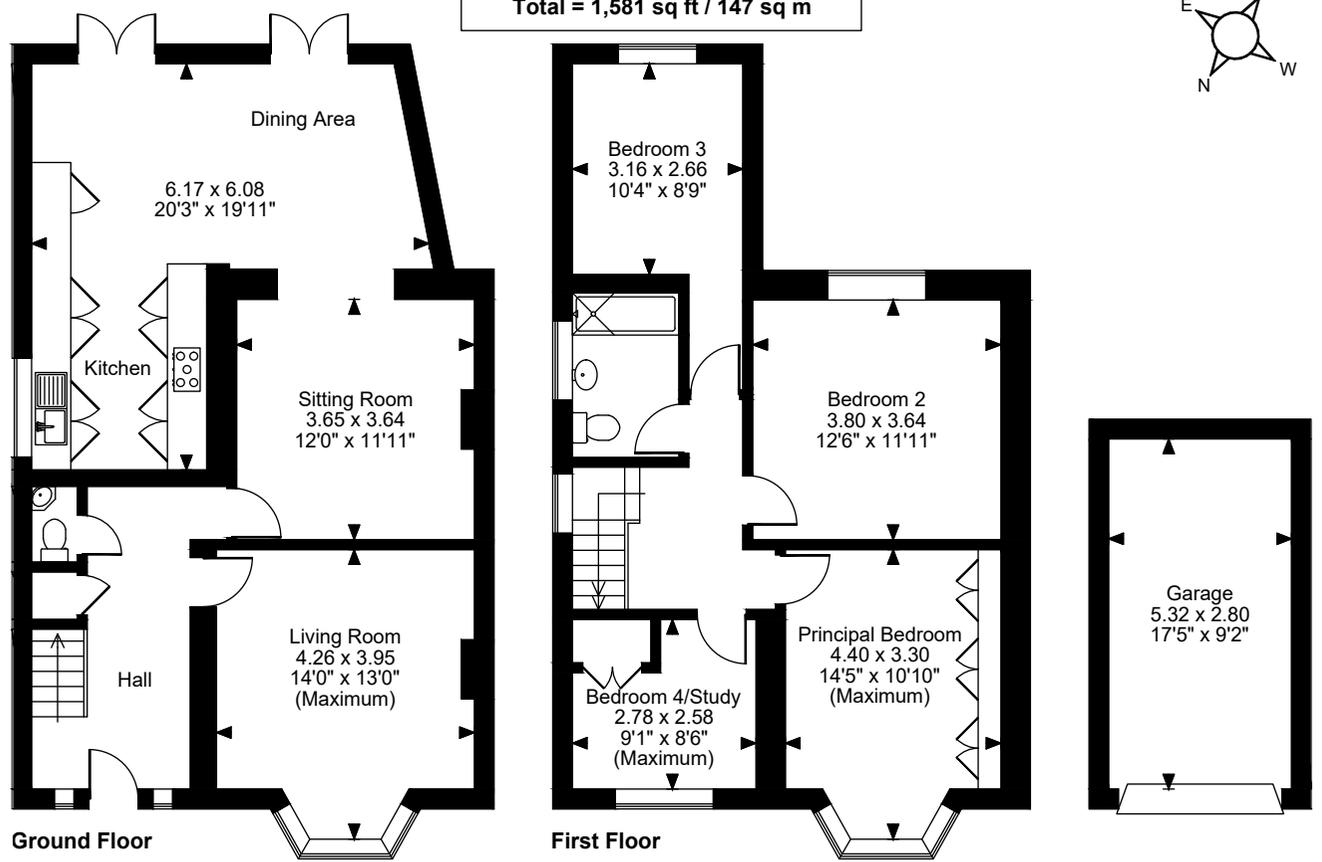
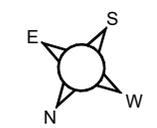
Services: All mains services connected.

Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG2 8LA: Leave Harrogate Town Centre Via Station Parade (A61) past Waitrose and turn left at the end into York Place (A6040). After approximately 300 meters turn right into Oatlands Drive with The Stray either side, take the second left opposite St Aidan's School into St Hilda's Road, St Catherine's Road is the first left, follow the road around and number 64 is on the right hand side.



St. Catherines Road, Harrogate
Approximate Gross Internal Area
Main House = 1,421 sq ft / 132 sq m
Garage = 160 sq ft / 15 sq m
Total = 1,581 sq ft / 147 sq m



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 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		16
(39-54)	E	10	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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