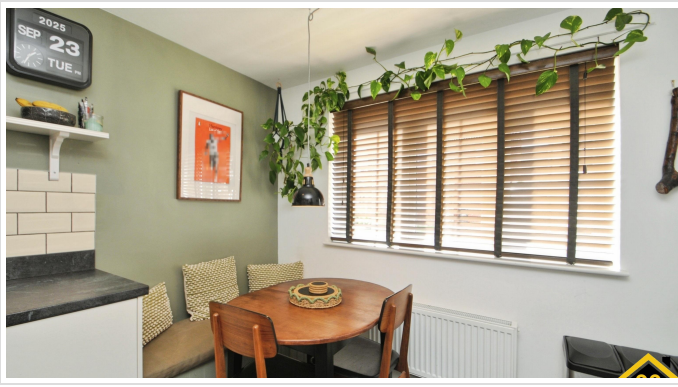


## 3 Bed Semi-Detached In St Georges Walk Harrogate, North Yorkshire, HG2 9EA

£105,000





## SHORT DESCRIPTION

Property Ref: 15607 We are pleased to present an exceptional Semi-detached located at St George's Walk, North Yorkshire, HG2. This wonderful residence boasts 3 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Rear Garden, Enclosed Garden, Patio, and Driveway, and off-street parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Situated on the popular West side of Harrogate. Great location, stone's throw distance from the sought-after Harrogate Grammar School and close to the Train Station. 2 double bedrooms and 1 smaller bedroom with built-in wardrobes. Drive with ample on-street parking. Spacious kitchen diner. Large living room. Very light house, retains heat, always warm! Back garden including a decked area with a summer house. Good transport links. Entrance Hall - With carpet covering. Large Lounge with patio doors. under-stair WC. Stairs & Landing - With carpeted floor covering, 2 x storage cupboards and loft access. Master bedroom with carpeted floor covering and mirrored wardrobes. Bedroom two is another double with carpeted floor covering and mirrored wardrobes. Bedroom three with carpeted floor covering. Bathroom with three-piece suite comprising low flush WC, wash hand basin, and bath with overhead shower and shower screen, and tiled splash backs. Gardens: To the front of the property, there is a small garden with shrubs. To the rear of the property, there is a sizeable garden with decking and a summer house. Property Type: Semi-detached Full selling price: £350000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 30% Share price: £105000.00 Monthly rent based on 30% share: £654.61 Remaining lease (In Years): 120 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £478.56 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

3

Bed Room(s)

1

Bath Room(s)

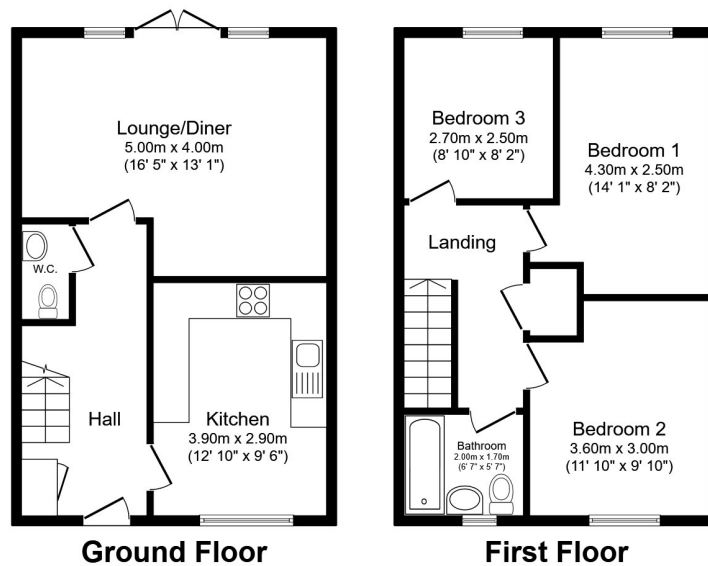
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 81.6 sq.m. (878 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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