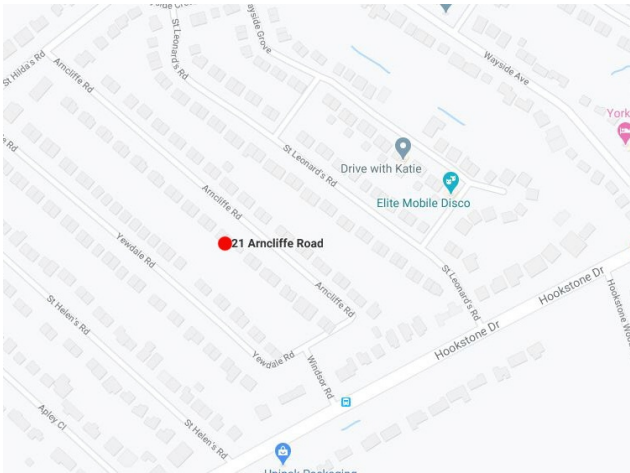
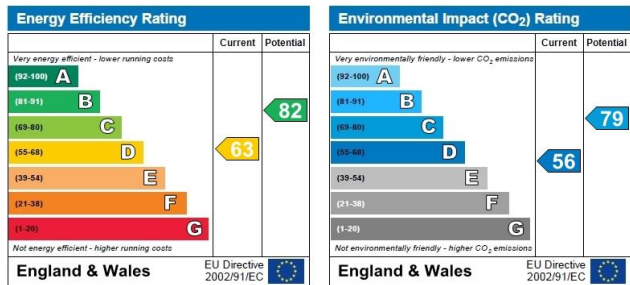
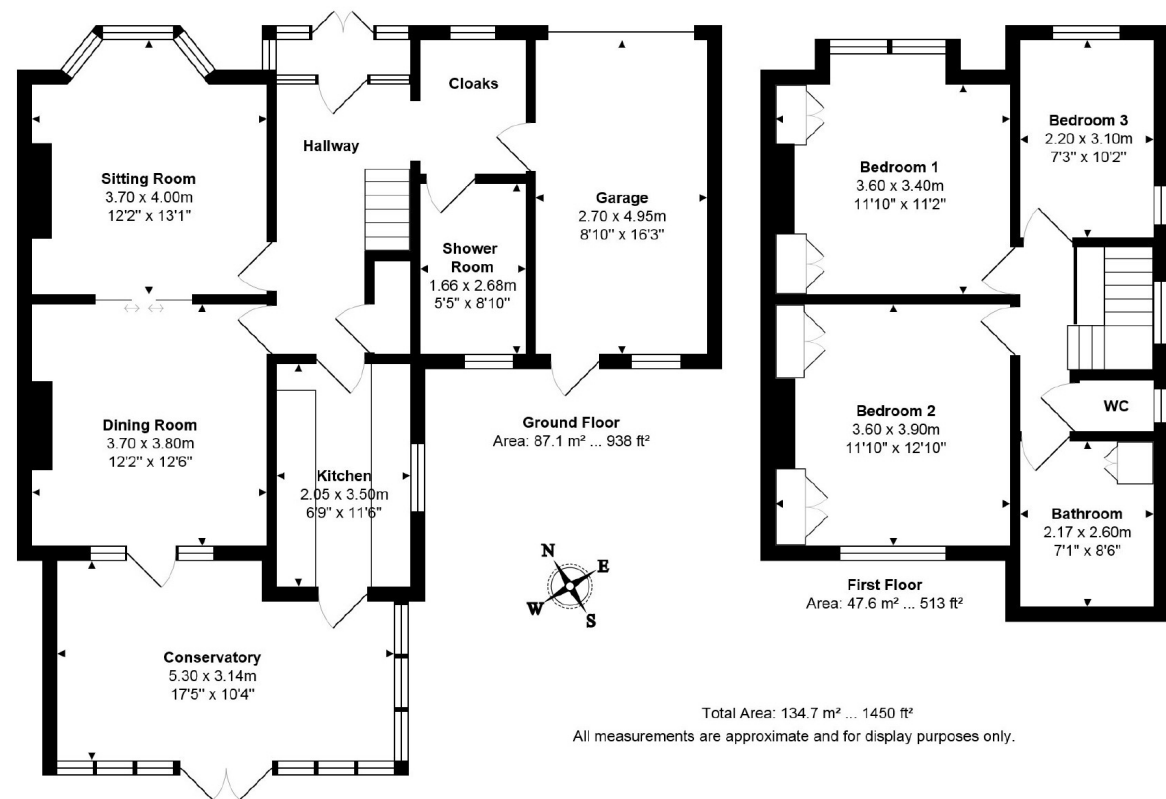




Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Harrogate town centre proceed along the A61 Leeds Road. At the traffic lights turn left into Hookstone Road and continue through three sets of traffic lights turning left at the fourth set into Oatlands Drive. Take the first right turn into St Hildas Road and then fourth right into Arncliffe Road where the property can be found on the right hand side.



21 Arncliffe Road, Harrogate

Offers in the region of £349,950

MYRINGS
Harrogate's Leading Family Estate Agent



A desirable 3 bedroom semi-detached house built in the 1930's standing in mature lawned gardens on the sought after Saint's estate within a short walk of reputable schools.

Fronted by extensive parking space in front of the integral garage the accommodation opens via an entrance porch to the spacious reception hall with cloaks hanging area and guest w.c / shower room. To the front elevation the bay fronted sitting room is arranged around a feature fireplace and opens through sliding double doors to the dining room. This extends into the conservatory which provides excellent additional living space and is also accessed from the kitchen. The South West facing rear garden is fully enclosed and mainly laid to lawn with greenhouse to the side and timber storage shed. To the first floor the central landing branches to a house

bathroom, separate w/c and three well proportioned bedrooms, the two larger having built in wardrobes.

This leafy suburb is a highly regarded residential area on the outskirts of Harrogate's town centre with it's many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. The town is also renowned for it's reputable schools which are all within a short commute, most conveniently St. Aidans CofE and St John Fishers Catholic High Schools. Transport links are most accessible from Hornbeam Park and Harrogate town centre stations which are both only a few minutes walk, with the train line running to the main stations at York and Leeds. The A1M linking into the national motorway network is only 7.2 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
5 minutes walk



Main Roads
A1M 7.1 miles



Train
Harrogate 1.3 miles
Hornbeam 0.9 of a mile



Airport
Leeds Bradford 12.1 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band D

Tenure
Freehold