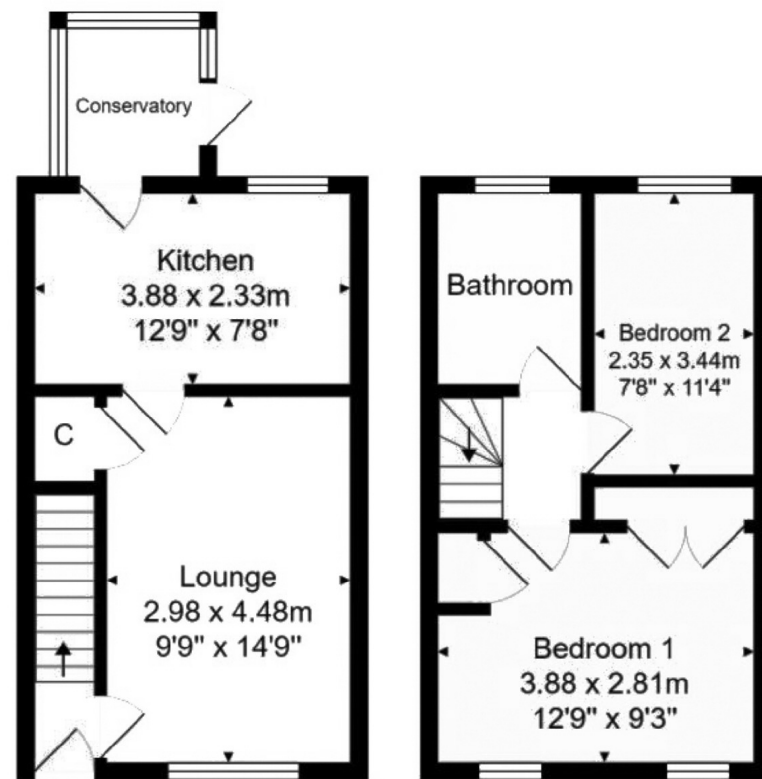
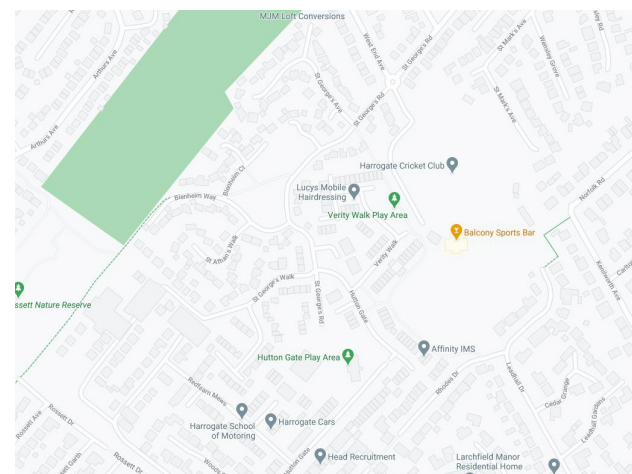
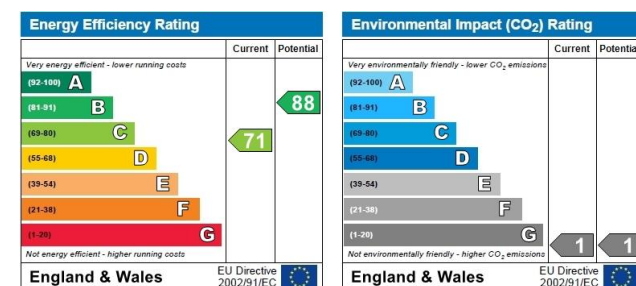




Ground Floor

First Floor

All measurements are approximate and for display purposes only.



### Viewing arrangements

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

### Directions

Proceed out of Harrogate on the A61 Leeds Road turning right at the roundabout (fourth exit) into St Georges Road. Continue to the top of the road following around turning right into St Georges Walk where the property can be found on the left hand side.



11 St. Georges Walk, Harrogate

£275,000

MYRINGS

Harrogate's Leading Family Estate Agent



A desirable brick built 2 bedroom end town house with a super rear sun room addition leading out onto enclosed lawned gardens with a side driveway and a single garage located within a short stroll of Harrogate Grammar School and the cricket club.

With driveway parking for two cars leading to the garage ideal for storage or a small car, the house opens via an entrance hall into a lovely lounge with oak flooring and a central fireplace. Leading through there is a modern fitted kitchen with granite worktops and a space for a dining table. A door opens into the impressive sun room which overlooks the extremely private and recently landscaped lawned garden with a flagged patio seating area and useful timber storage shed. Ascending to the first floor, a central hall branches off on to a well

proportioned principal bedroom benefitting from fitted wardrobes, a second good sized bedroom and a stylish, fully tiled house bathroom with an over-bath shower.

St Georges Walk is a highly desirable address close to Harrogate's town centre and only a few minutes walk from the 200 acre Stray Parkland. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for its reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus  
10 minutes walk



Main Roads  
8.5 miles



Train  
Harrogate 1.3 miles



Airport  
Leeds/Bradford 11.8 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 C

**Tenure**  
Freehold