







St Johns Grove, Harrogate, HG1 2AH

- Sought-after St Johns Grove location
- Two-storey rear extension
- Front lounge with bay window
- Three well-proportioned bedrooms
- Recently updated bathroom
- Extended semi-detached family home
- Two reception rooms
- Modern newly fitted kitchen
- Extended second bedroom with countryside views
- Enclosed rear lawned garden and recently installed boiler

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Guide Price £265,000

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DESCRIPTION

Located in the sought-after area of St Johns Grove, Harrogate, this semi-detached house has been extended with a two-storey extension to provide additional living space.

The ground floor comprises two reception rooms, with a front lounge featuring a bay window. To the rear, the dining room leads through to a modern, newly fitted kitchen overlooking the rear garden. Outside, there is an enclosed lawned garden.

On the first floor, there are three well-proportioned bedrooms, all offering good-sized accommodation. The second bedroom has been extended as part of the two-storey extension and enjoys views towards the surrounding countryside. The bathroom has also been recently updated. The property further benefits from a recently installed boiler.

St Johns Grove is conveniently located for access to Harrogate town centre, with its range of shops, schools, parks and other local amenities.

The property offers spacious and practical accommodation in an established residential area of Harrogate.

















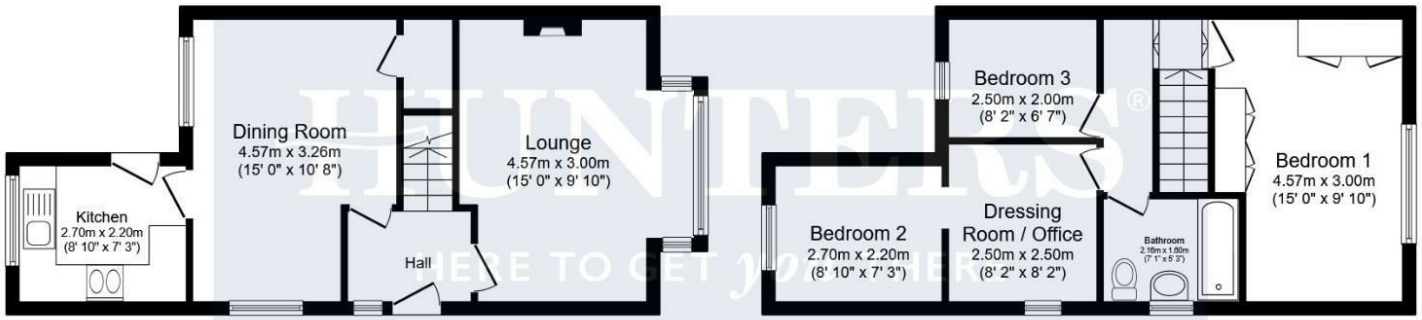

Total floor area 81.2 sq.m. (874 sq.ft.) approx

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Viewings

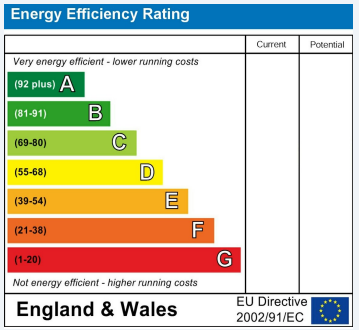
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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The Property Ombudsman

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