



St. Helens Road, , Harrogate, HG2 8LB

- Two semi-detached properties on St. Helens Road
- Number 10 requires full renovation
- South-facing rear garden
- Potential for rear extension (STPP)
- Investment or rental potential
- Rare purchase opportunity in Harrogate
- Number 12 is well presented throughout
- Option to purchase both together
- Suitable for multi-generational living
- Close to town centre, Stray and transport links

Guide Price £900,000



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DESCRIPTION

Located on the desirable St. Helens Road in Harrogate, this is a rare opportunity to acquire two semi-detached properties. Number 10 is in need of full renovation, while Number 12 is a well-presented family home.

To the rear is a south-facing garden, and there is potential for the properties to be purchased together, offering scope for extension across the rear (subject to the necessary consents), or alternatively to be used as two separate homes. This could suit multi-generational living or provide an opportunity for one property to be used as a rental investment while occupying the other.

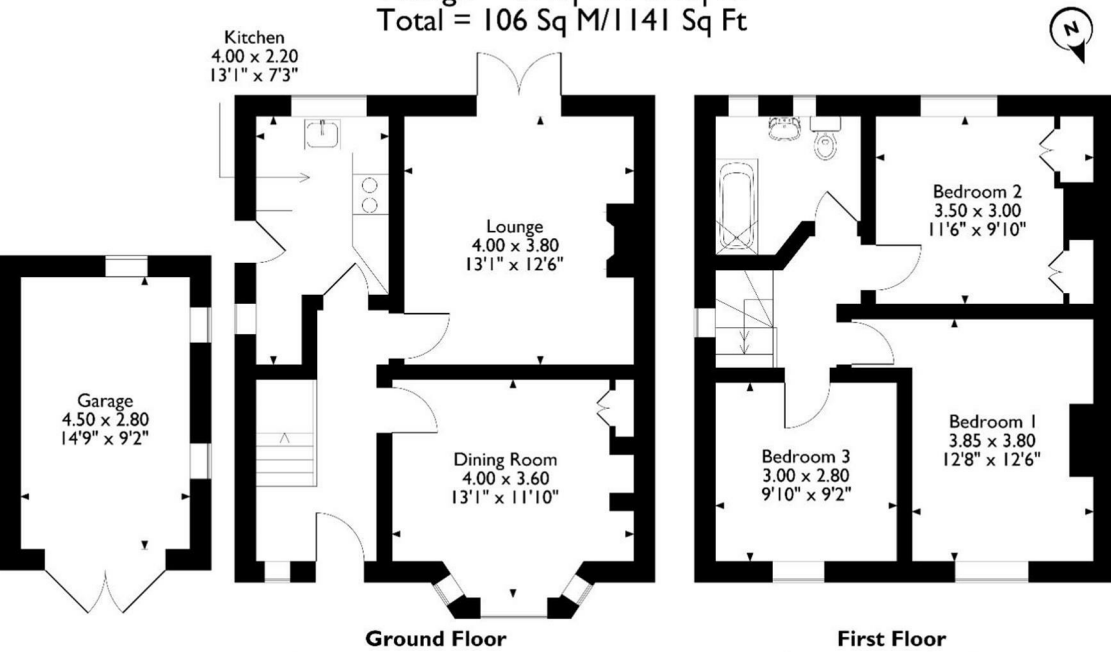
St. Helens Road is a well-regarded residential location close to the Stray and within walking distance of Harrogate town centre, which offers a wide range of shops, services and transport links. The area is also well served by local schools and has good road and rail connections to Leeds, York and surrounding areas.

10 St Helens Road -
https://www.rightmove.co.uk/properties/90552411#/?channel=RES_BUY

12 St Helens Road -
https://www.rightmove.co.uk/properties/90552561#/?channel=RES_BUY



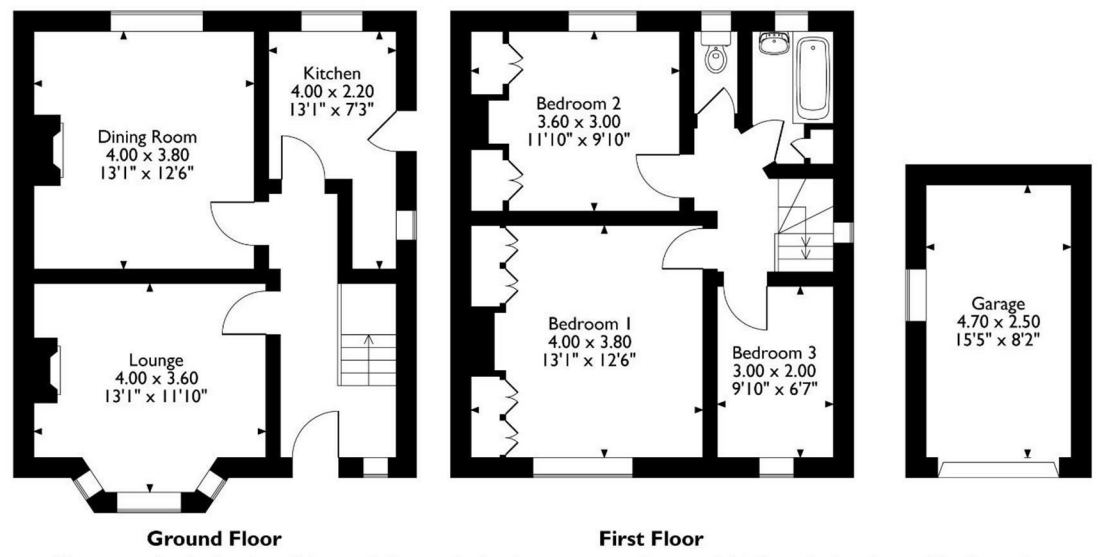
12, St. Helens Road, Harrogate, HG2 8LB
 Approximate Gross Internal Area
 Main House = 93 Sq M/1001 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 106 Sq M/1141 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative




10, St. Helens Road, Harrogate, HG2 8LB
 Approximate Gross Internal Area
 Main House = 93 Sq M/1001 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 105 Sq M/1130 Sq Ft



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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.



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