



St. Helens Road, Harrogate, HG2 8LB

- REFURB OPPORTUNITY
- Two reception rooms
- Kitchen and bathroom
- Private outdoor space
- Close to Harrogate town centre and top schools

- Three-bedroom semi-detached house
- Flexible ground floor layout
- South-facing rear garden
- Popular St. Helens Road location
- Good local amenities nearby

Offers Over £375,000

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St. Helens Road, , Harrogate, HG2 8LB



Situated on St. Helens Road in Harrogate, this three-bedroom semi-detached house offers well-proportioned accommodation arranged over two floors and would benefit from full renovation and modernisation throughout.

The property comprises two reception rooms, providing flexible living space that could be adapted to suit a variety of requirements, along with a kitchen and bathroom. The layout offers scope for reconfiguration, subject to the necessary works and consents.



To the rear is a south-facing garden, which enjoys good natural light and provides a private outdoor area with potential for landscaping or improvement.

The house requires complete updating but presents an opportunity for buyers to refurbish and redesign the property to their own specification.



St. Helens Road is a well-regarded residential location within easy reach of Harrogate town centre, offering a wide range of shops, services, cafés and restaurants, as well as nearby parks and green spaces. The area is also well served by local schools and transport links.

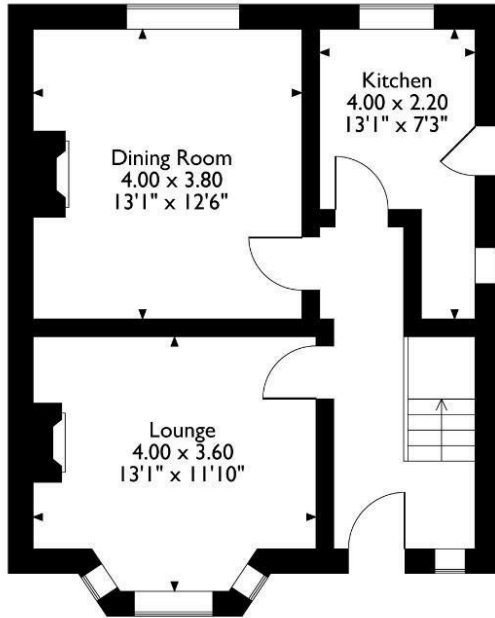
Overall, the property provides a renovation opportunity in a popular and convenient residential area, with scope to create a comfortable family home.



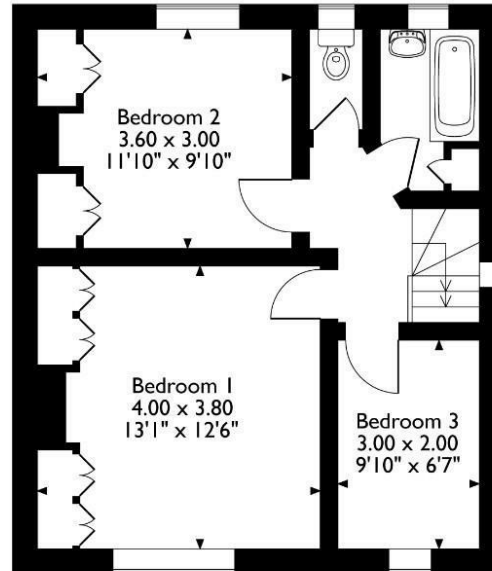
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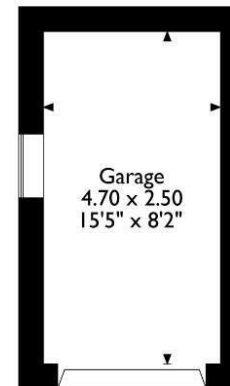
10, St. Helens Road, Harrogate, HG2 8LB
 Approximate Gross Internal Area
 Main House = 93 Sq M/1001 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 105 Sq M/1130 Sq Ft



Ground Floor



First Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

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.



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