



St. Helens Road, Harrogate, HG2 8LD

- Situated in the highly desirable St. Helens Road
- Includes a private rear garden and attractive front garden
- Ideal for families or professionals
- Located close to local amenities, schools, and parks
- Early viewing highly recommended
- Offers three well-proportioned bedrooms
- Driveway parking for up to three cars
- Garage for extra storage
- Located within a vibrant and sought-after community atmosphere
- Council Tax Band D

Guide Price £500,000



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DESCRIPTION

Located in the desirable area of St. Helens Road, this charming house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, including two spacious double rooms and a comfortable single, this property is designed to accommodate a variety of living arrangements.

The heart of the home features a kitchen that seamlessly flows into the lounge and dining area, creating a perfect space for entertaining guests or enjoying family meals.

Outside, the property boasts a private rear garden, ideal for summer barbecues or simply relaxing in the fresh air. The front garden adds to the home's curb appeal, while the driveway provides ample parking for up to three cars, complemented by a garage that offers extra storage solutions.

Situated in a sought-after location Harrogate, this house is conveniently close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. With its blend of comfort, space, and practicality, this property is sure to attract interest from discerning buyers. Don't miss the chance to make this delightful house your new home.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

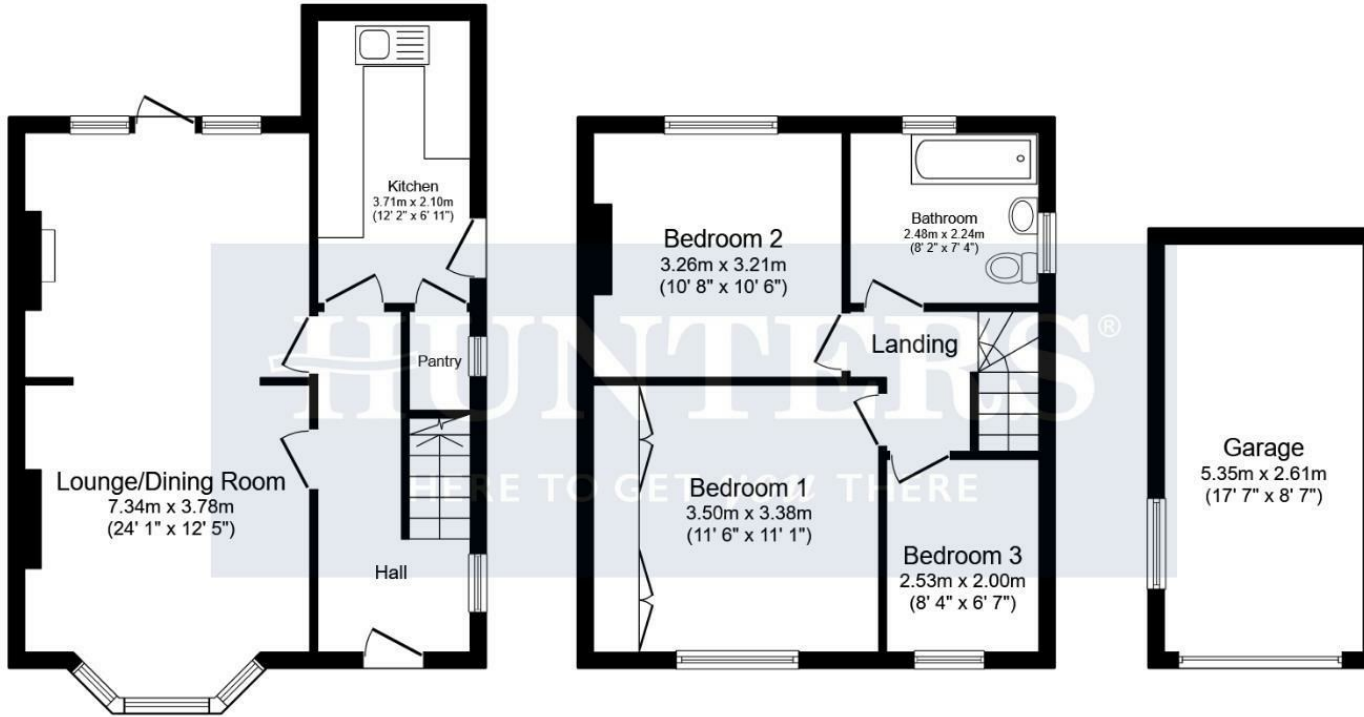
Tenure Type: Freehold

Council Tax Banding: D





31, St. Helens Road, Harrogate, HG2 8LD, GB



Ground Floor

Floor area 43.8 sq.m. (472 sq.ft.)

First Floor

Floor area 39.8 sq.m. (428 sq.ft.)

Garage

Floor area 14.0 sq.m.
(150 sq.ft.)

Total floor area: 97.5 sq.m. (1,050 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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