



St. Johns Road, Harrogate, HG1 3AE

- Three bed semi detached family home
- Patio doors leading to the rear garden
- Separate cosy lounge space
- Garage providing additional storage
- Within desirable school catchment areas
- Open-plan kitchen and dining area
- Generous back garden with decking area
- Driveway parking for two cars
- Close to local amenities and transport links
- Council Tax Band C

Guide Price £300,000



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DESCRIPTION

Located on St. Johns Road, this semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The heart of the home is the open-plan kitchen and dining area, which boasts patio doors that lead directly into a spacious back garden. This outdoor space is perfect for summer gatherings, complete with a decking area that is ideal for outdoor furniture. The separate lounge offers a cosy retreat, ensuring that there is plenty of space for everyone to unwind.

For those with vehicles, the property includes driveway parking for two cars, as well as a garage that provides additional storage options. The location is particularly advantageous, being close to public transport links and local amenities, making daily life both easy and enjoyable. Furthermore, the property falls within desirable school catchment areas, making it an excellent choice for families.

In summary, this semi-detached house on St. Johns Road is a wonderful opportunity for anyone looking to settle in a vibrant community, with a lovely garden, ample parking, and convenient access to all that Harrogate has to offer.

EPC

Energy rating D

This property produces 3.5 tonnes of CO2

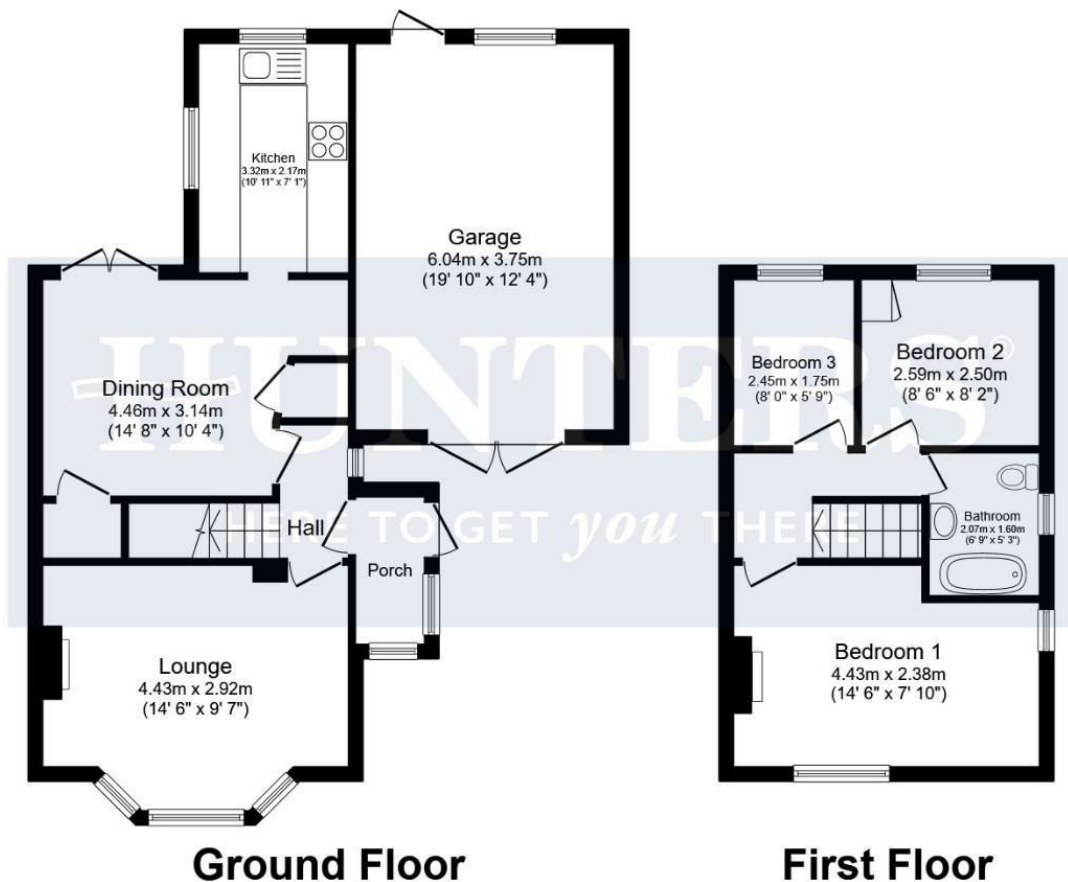
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C







Total floor area 95.3 sq.m. (1,025 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io



Viewings

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

Valuations

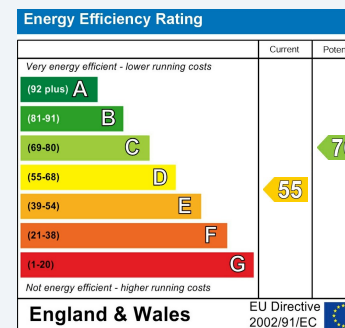
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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.

