



St. Johns Grove, Harrogate, HG1 3AQ

- AVAILABLE TO THE MARKET CHAIN FREE
- Extended to the rear to allow for two reception rooms
- Three bedrooms all featuring built in storage
- Single garage with barn doors
- Driveway parking
- Gas central heating and double glazed windows
- Comfortable lounge with bay window
- Family bathroom with shower over the bath
- Front and rear garden
- Council Tax Band: C

Guide Price £250,000



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DESCRIPTION

AVAILABLE TO THE MARKET CHAIN FREE. This delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception rooms are perfect for entertaining guests or enjoying quiet evenings at home.

The house has been thoughtfully extended to include a modern kitchen and a lovely conservatory, which floods the space with natural light and offers a serene spot to unwind. The well-presented interiors create a warm and welcoming atmosphere, making it easy to envision yourself living here.

Situated in a popular neighbourhood, this property benefits from the proximity to well-regarded schools, making it an ideal choice for families seeking quality education for their children. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

Outside to the rear, the property features a super garden with patio and lawn, as well as the all important single garage with barn doors for storage. To the front, a driveway offers off street parking and an easy to maintain front garden with hedges to the borders.

With its appealing features and prime location, this semi-detached house in Harrogate is a wonderful opportunity not to be missed. Whether you are looking to settle down or invest, this property is sure to meet your needs.



EPC

Energy rated D

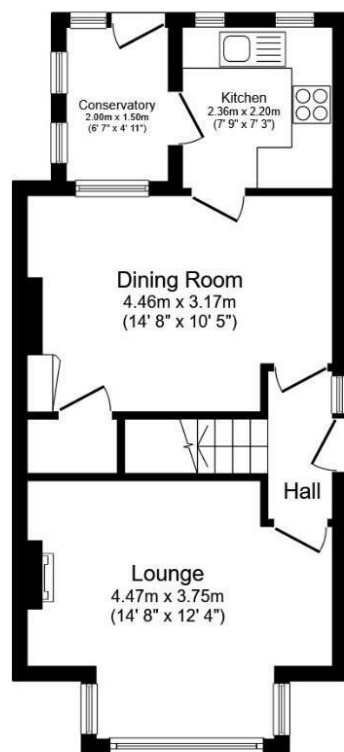
This property produces 3.3 tonnes of CO2

Material Information - Harrogate

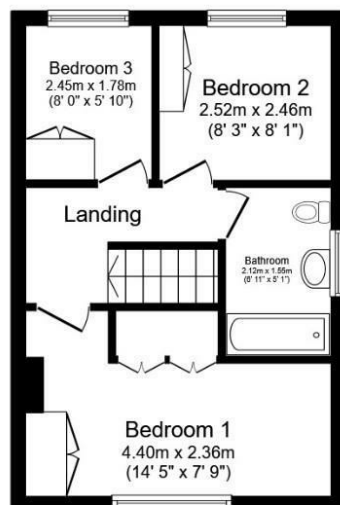
Tenure Type: Freehold

Council Tax Banding: C

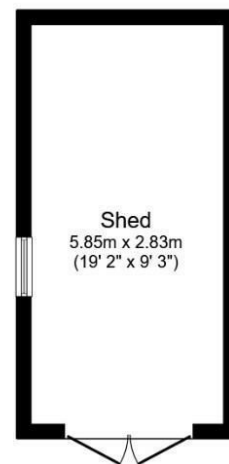




Ground Floor



First Floor



Outbuilding

Total floor area 90.5 sq.m. (974 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 www.focalagent.com

Viewings

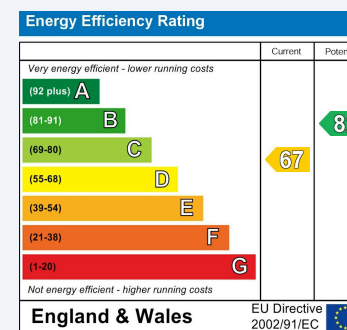
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.