



21 St. Johns Grove
Harrogate, Yorkshire HG1 3AQ

Guide price £270,000



A STUNNING RENOVATION OF A TRADITIONAL THREE BEDROOM SEMI-DETACHED HOUSE
ARRANGED OVER THREE FLOORS IN A HIGHLY REGARDED AREA OF HARROGATE
SITTING ROOM WITH BAY WINDOW
MODERN DINING KITCHEN WITH ACCESS TO THE REAR GARDEN
CONTEMPORARY BATHROOM AND SHOWER ROOM
DRIVEWAY PROVIDING PARKING FOR A NUMBER OF VEHICLES
FRONT/REAR GARDENS WITH GARDEN SHED EPC TO FOLLOW



Description

A beautifully renovated and cleverly extended family home offering fabulous and contemporary accommodation with many amenities in walking distance and excellent access to the region's road and rail links.

This property has been finished to an extremely high standard and offers a high quality finish throughout. With the added benefit of gas fired central heating and double glazing, the property briefly comprises; Entrance hall, sitting room with bay window, open plan dining/kitchen with modern units and recessed cupboards.

To the first floor are two bedrooms and house bathroom.

To the second floor is a stunning conversion offering a master suite with ensuite shower room

Outside the property to the front is a driveway with parking for numerous cars. To the rear of the property is a well-manicured garden with patio seating.

The property occupies a delightful position on this much sought-after side of Harrogate well served by excellent local amenities of the Skipton Road. For those requiring further amenities the town centre of Harrogate is only a short distance away and hosts an excellent range of shops, bars, restaurants, schooling for all age groups and excellent leisure facilities.

Harrogate

St Johns Grove is situated in the popular area of Bilton to the North of Harrogate and is well placed for local amenities including shops, schools, bars, restaurants, sports and health facilities and also provides excellent road links via the A59 onwards to York and Leeds and the A1M both North and South, making this the ideal base for travelling throughout the region

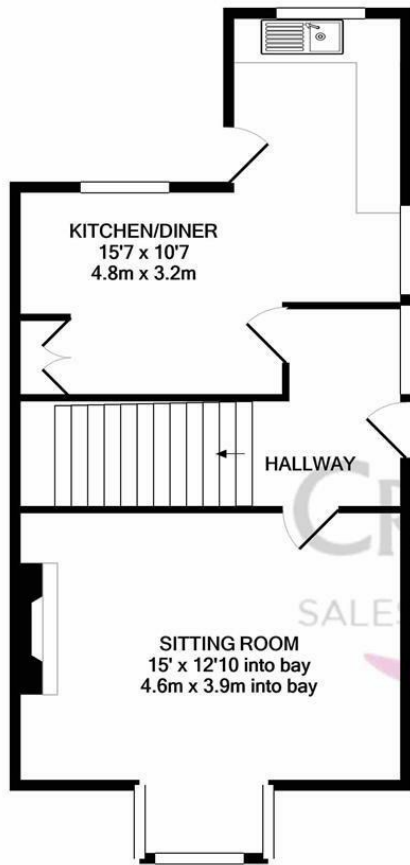
Directions

Leave Harrogate town centre onto Ripon Road. At the roundabout take the third exit onto the A59 Skipton Road and continue for a short distance before turning left onto St Johns Grove,





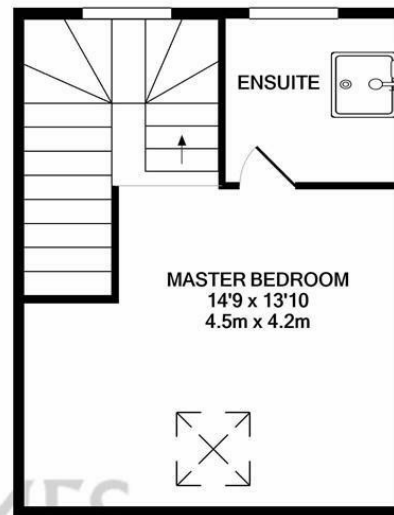
FAMILY RULES
ALWAYS BE KIND
ENCOURAGE EACH OTHER
BE PROUD OF YOURSELF
DO YOUR BEST
TRY NEW THINGS
TELL THE TRUTH
SAY PLEASE & THANK YOU
FORGIVE OTHERS
DO YOUR BEST
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SAY PLEASE & THANK YOU
SAY I'M SORRY
WORK HARD
LOVE YOU
LISTEN TO YOUR HEART



GROUND FLOOR



1ST FLOOR



2ND FLOOR

CRAVEN-HOLMES
SALES, LETTINGS & PROPERTY MANAGEMENT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
(55-68) D		
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