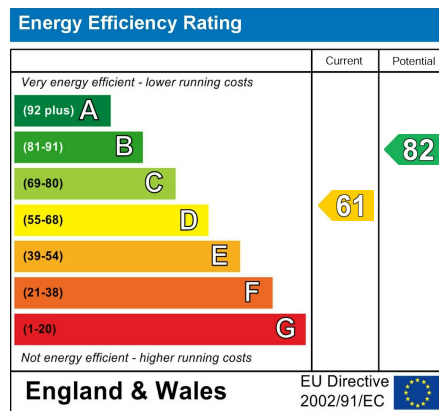


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Oatlands drive and past St. Aidens Secondary school and turn left onto St. Hilda's Road. Take the second right hand turn into St Helens Road where the property is found on your left hand side, clearly marked by a Hopkinsons For Sale Board.

Council Tax Band D Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£410,000

25 St. Helens Road, Harrogate, HG2 8LB

3 Bedroom House - Semi-Detached

**A spacious three bedroomed semi detached house offering spacious living accommodation and benefitting from a good size front and rear gardens but also inviting the potential for extension located in the ever popular Saints area with local amenities within walking distance and fantastic schooling options for Primary and Secondary schools. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

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With gas central heating and UPVC double glazing the living accommodation comprises; entrance hall, bay fronted lounge with feature fireplace, dining room with double doors leading out onto the patio area, kitchen with integrated appliances and space for a washing machine.

At first floor the landing leads to the Master bedroom with fitted wardrobes, second double bedroom, third bedroom with built in cupboard and house bathroom with white suite, shower over the bath, w/c and hand basin and a useful storage cupboard. There is a spacious loft offering plenty of storage space.

Outside to the front of the property is a good sized front garden and a block paved driveway offering off street parking for multiple vehicles and a gravelled path leads down to the single garage with power and lighting. To the rear is a good sized lawn garden, patio area perfect for barbecues/entertaining and there is a side gate which can be closed making it secure for children and pets.

