



14 St John's Road, Harrogate, North Yorkshire, HG1 3AF

£280,000

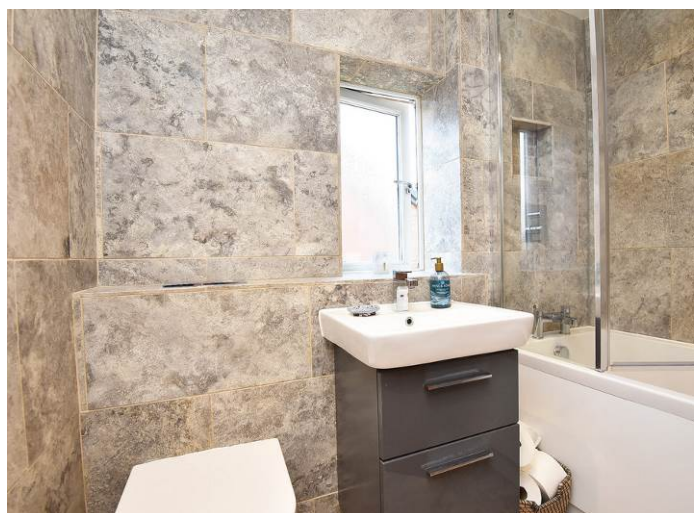
14 St John's Road, Harrogate, North Yorkshire, HG1 3AF

An extended three-bedroom semi-detached house situated in a highly sought-after location, with attractive garden and garage.

This well-presented property is offered with gas-fired central heating and uPVC double-glazed windows and comprises lounge, kitchen, separate dining room and conservatory, three bedrooms and modern bathroom. The property has the advantage of enclosed landscaped gardens, off-street parking and garage.

St John's Road is a quiet street situated in this popular north Harrogate district, close to a range of amenities including shops and schools.





GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE

Double-glazed bay window to front, two central heating radiators and coal-effect cast-iron fire within a tiled surround and hearth.

DINING ROOM

Double-glazed windows to side and rear, central heating radiator and under-stairs cupboard.

KITCHEN

Shaker-style wall and use units with work surfaces above having inset 1½-bowl sink unit and tiled splashbacks. Plumbing and space for washing machine, electric oven with induction hob and extractor above. Integrated fridge and dishwasher. Opens to -

CONSERVATORY

Being of uPVC and brick construction with windows to rear and side and double doors leading to the enclosed garden. uPVC door to side.

FIRST FLOOR

LANDING

With hatch leading to partially boarded loft space with lighting via pull-down ladder.

BEDROOM 1

Double-glazed windows to front and central heating radiator.

BEDROOM 2

A double bedroom with double-glazed window to rear and central heating radiator.

BEDROOM 3

A further bedroom with double-glazed window to rear and central heating radiator.

BATHROOM

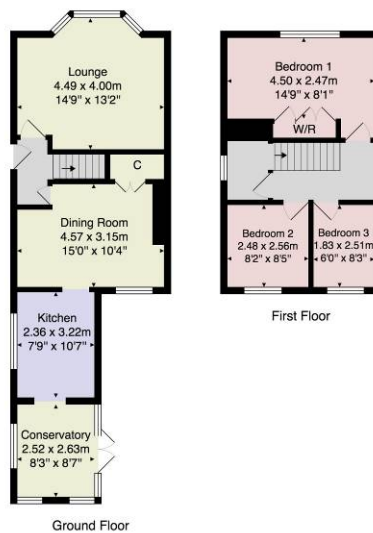
A modern, recently fitted suite comprising bath with shower above, vanity unit with inset sink, and low-flush WC. Fully tiled, extractor fan and double-glazed window to side. Ladder-style towel rail.

OUTSIDE

Large driveway provides ample off-street parking and leads to a single garage (17' x 9'3) with up-and-over door, access door, power and light. To the rear there is a fully enclosed garden with lawn, mature borders and shrubs. Paved and gravelled patio areas, timber garden shed, outdoor lighting and external power points.

Tenure - Freehold

Council Tax Band - C



Total Area: 85.0 m² ... 915 ft²

All measurements are approximate and for display purposes only.

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