

HUNTERS[®]

HERE TO GET *you* THERE

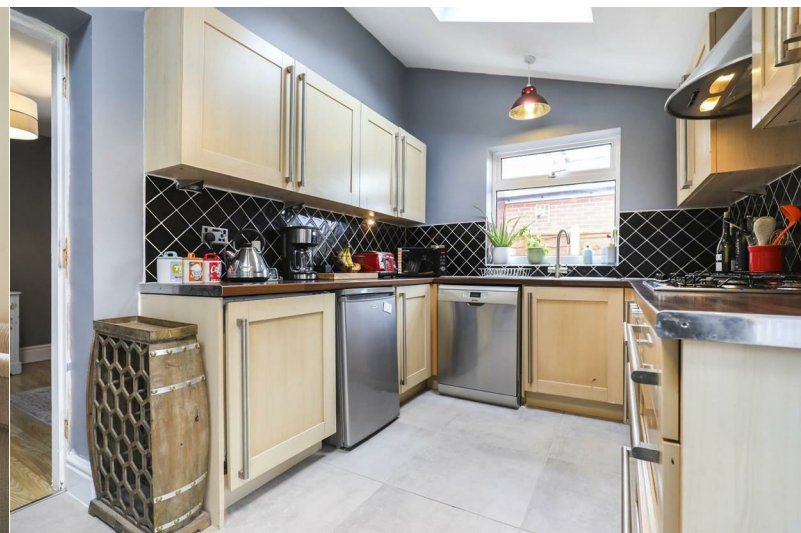


St. Johns Grove

Harrogate, HG1 3AQ

Council Tax: C

Guide Price £270,000



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Entrance Hall

Access via UPVC entrance door, radiator, stairs to first floor, UPVC double glazed window, doors to:

Lounge

14'9" x 12'11" (4.50 x 3.94)

UPVC double glazed bay window to front elevation, radiator, TV point.

Dining Room

14'9" x 10'7" (4.52 x 3.23)

UPVC double glazed window to side elevation, radiator, feature fire place, under stairs storage cupboard, door to:

Kitchen

14'0" x 8'2" (4.29 x 2.51)

Range of wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, integrated under counter fridge, plumbing and space for dishwasher, space for under counter freezer, radiator, UPVC double glazed window to side elevation, two Velux windows, plumbing and space for washing machine, UPVC double glazed French doors to rear garden.

First Floor Landing

Loft access with pull down ladder, power and light and sky light. Doors to:

Bedroom One

11'11" x 10'1" (3.65 x 3.08)

UPVC double glazed window to front elevation, radiator, door to:

Ensuite

White suite comprising low level WC, wash hand basin, shower cubicle, radiator.

Bedroom Two

8'6" x 8'3" (2.61 x 2.54)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three

8'4" x 6'1" (2.55 x 1.86)

UPVC double glazed window to rear elevation, radiator.

Bathroom

Modern white suite comprising panel bath with shower attachment over and glazed screen, low level WC, wash hand basin with cupboard under, part tiled walls, UPVC double glazed window to side elevation, radiator.

Outside

To the front of the property is a blocked paved driveway for ample off street parking. Gated access leads to a low maintenance paved garden with fencing to perimeters.

EPC

Environmental impact as this property produces 3.1 tonnes of CO₂.

Material Information

Tenure Type; Freehold
Council Tax Banding; C

NO ONWARD CHAIN. An opportunity to purchase a spacious extended three bedroom semi-detached home, with off road parking and an attractive rear garden. The property is situated in a highly sought after within easy access to the town centre.

Offering generous living space throughout, the accommodation is well presented and briefly comprises: Entrance hallway, lounge, dining kitchen, three first floor bedrooms and a modern bathroom.

To the outside, there is a low maintenance garden to the front with off street parking. To the rear is an attractive rear garden.

- NO ONWARD CHAIN
- Sought after location
- Three bedroom semi detached
 - Well presented throughout
 - Extended to the rear
 - Off street parking
 - Log burner
 - Enclosed rear garden
- Early viewing highly recommended



Road Map



Hybrid Map



Terrain Map



Floor Plan



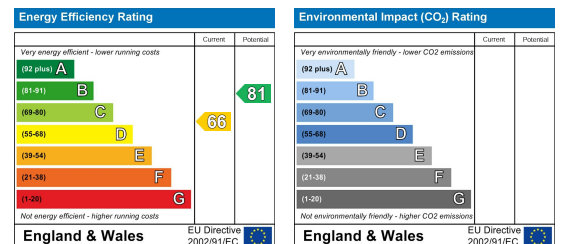
Total floor area 82.3 m² (886 sq.ft.) approx

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

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.