



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Harrogate town centre proceed along the A61 Ripon Road taking a right turn at the New Park roundabout onto Skipton Road. Take the eighth left turn into St Johns Grove where number 40 can be found on the left hand side.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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40 St. Johns Grove, Harrogate

£279,950

MYRINGS

Harrogate's Leading Family Estate Agent



A rather impressive three bedroom bay fronted semi-detached house having been completely modernised throughout fantastically extended to the rear to create an impressive open plan living kitchen with an island and bi-folding doors leading to the gardens.

Fronted by a double-width driveway suitable for at least three cars, the house opens via a covered porch into an entrance hall with a useful storage cupboard. Branching off to the left there is a lovely bay fronted lounge. The hub of the house is the fabulous extended dining and entertaining kitchen with a vaulted ceiling and velux windows in the extended part as well as bi-folding doors opening out to the private, raised decked patio and lawned garden beyond. From the patio there is access to a further covered seating area and the larger-than-usual garage which has a half-pit, power and lighting. The kitchen itself is of a high quality with a range of units, integrated appliances and granite worktops on the island. Completing the ground floor is a stylish shower room. To the first floor, a landing provides access on to two very well proportioned double bedrooms, a

third single bedroom/home office with a loft hatch and pull down ladder leading to a very useful attic room. Serving the bedrooms is a modern house bathroom with a feature free standing bathtub.

This popular residential area is within a short walk of open countryside and a designated Conservation Area. It is surprisingly accessible being just five minutes drive from Harrogate's town centre, yet there are fantastic walks on your doorstep including the Nidd Gorge which is known for being an area of outstanding natural beauty. Harrogate town centre offers a wide choice of recreational and leisure facilities, and the social life is excellent having a huge range of fine restaurants and bars. Harrogate is also renowned for it's reputable schools of which Richard Taylor C of E Primary is within a short walk. For the commuter, Leeds and York are considered to be within a comfortable daily drive, or a regular train service which runs from the town centre station. The A1M linking into the national motorway network is approximately 8.6 miles away, and Leeds/Bradford International airport is a mere twenty minute drive.



Bus
4 minutes walk



Main Roads
A1M 8.6 miles



Train
Harrogate 1.6 miles



Airport
Leeds/Bradford 13.8 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band C

Tenure

Freehold