

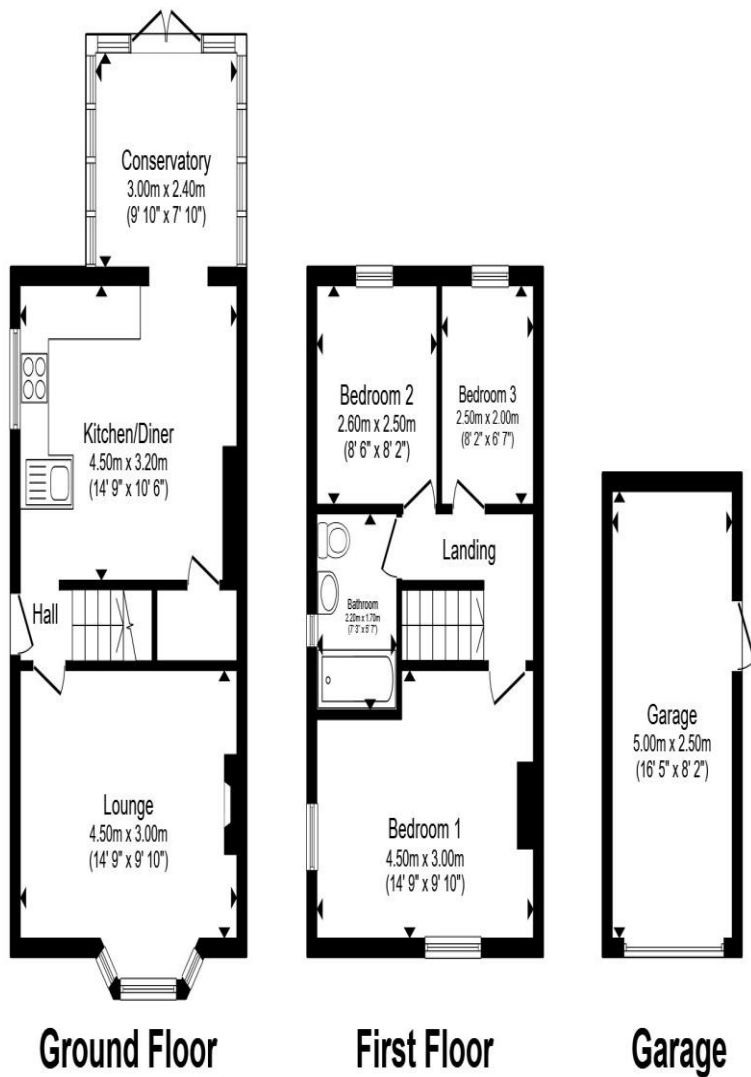


St. Johns. Road, Harrogate HG1 3AF

welcome to
St. Johns. Road, Harrogate

Situated in the highly sought-after St Johns Road area of Harrogate, this charming three-bedroom semi-detached home has a conservatory, gardens front and rear, driveway and garage. A perfect family purchase.





Ground Floor

First Floor

Garage

Total floor area 88.5 m² (953 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.propertybox.io



Ground Floor

Entrance Hall

Living Room

Kitchen/Diner

Conservatory

First Floor

First Floor Landing

Master Bedroom

Bedroom Two

Bedroom Three

Bathroom

Exterior

Additional Information

welcome to

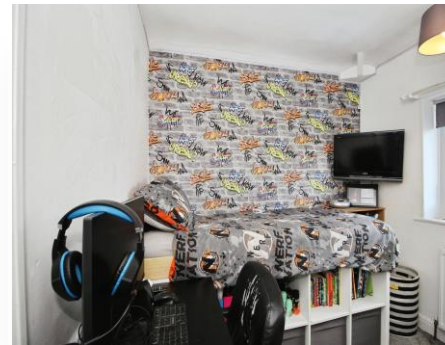
St. Johns. Road, Harrogate

- Three bedroom semi detached family home
- Situated in a sought after location close to the amenities of Bilton and Harrogate
- Close to three highly regarded primary schools: Richard Taylor, St. Joseph's & Bilton Grange
- Driveway and garage for off street parking
- Living room, dining kitchen and conservatory.

Tenure: Freehold EPC Rating: C

Council Tax Band: B

0000 000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG107413



Property Ref:
HRG107413 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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