







St. Helens Road, Harrogate, HG2 8LB

- Three-bedroom semi-detached home on St. Helens Road
- Two reception rooms
- Fitted kitchen
- Family bathroom
- Detached garage and driveway
- Well-proportioned accommodation throughout
- Bright living room with garden access
- Three first-floor bedrooms
- South-facing rear garden
- Close to Stray, schools and town centre

Guide Price £450,000

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Situated on the highly desirable St. Helens Road, one of Harrogate's most sought-after residential addresses, this three-bedroom semi-detached home offers well-balanced and spacious accommodation, making it suitable for families and buyers looking to be within easy reach of the town centre. The property occupies a generous plot and benefits from a south-facing rear garden, detached garage and private driveway, all within close proximity to local amenities, well-regarded schools and the Stray.

The accommodation is well presented throughout. An entrance hall provides access to two reception rooms, offering good space for both living and dining. The living room is bright and includes French doors leading directly onto the rear garden. The separate dining room can also be used as a second sitting room, playroom or home office if required. The kitchen is fitted with a range of wall and base units and provides access to the rear garden.

To the first floor are three well-proportioned bedrooms, served by a family bathroom. The layout is practical for family use and offers scope for updating or reconfiguration, subject to the necessary consents.

Externally, the property has a south-facing rear garden which is mainly laid to lawn with seating areas. There is also a detached garage and a private driveway providing off-street parking.

St. Helens Road is a well-regarded residential location close to the Stray and within walking distance of Harrogate town centre, which offers a wide range of shops, services and transport links. The area is also well served by local schools and has good road and rail connections to Leeds, York and surrounding areas.

Overall, the property provides a good level of accommodation in a popular residential area, with the benefit of garden, parking and access to local amenities.









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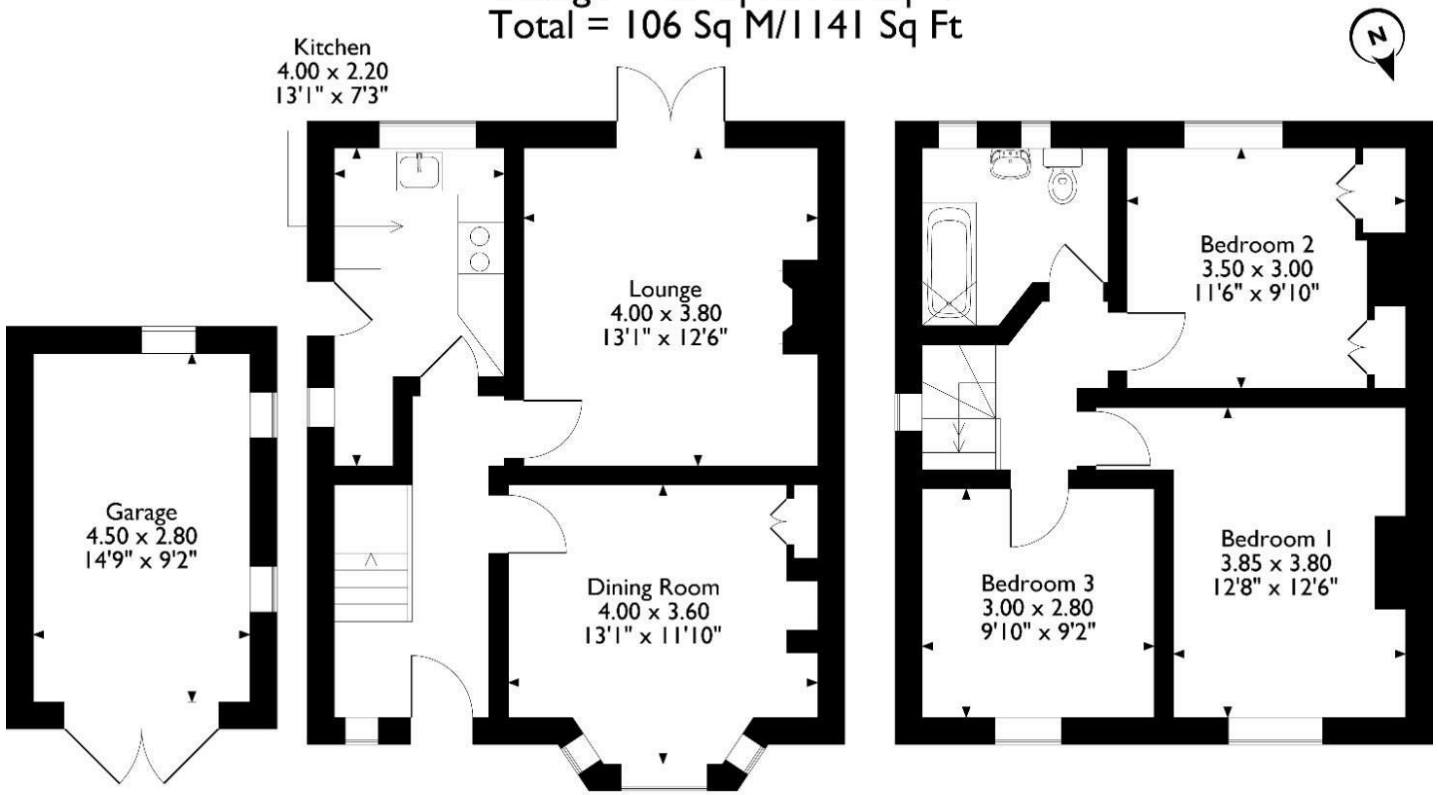






12, St. Helens Road, Harrogate, HG2 8LB

Approximate Gross Internal Area
Main House = 93 Sq M/1001 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 106 Sq M/1141 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

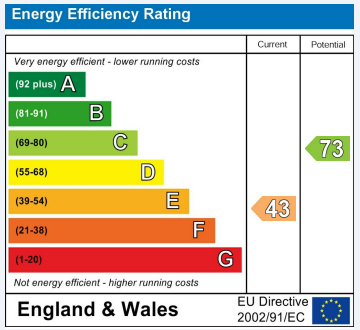
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

The Property Ombudsman

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