



St. Johns Grove, Harrogate HG1 3AH



welcome to

St. Johns Grove, Harrogate

A well-presented 3-bedroom semi-detached home, thoughtfully extended to the rear to create additional living space. The property also offers excellent potential for a loft conversion, subject to the necessary consents & benefits from ample driveway parking, detached garage & a versatile garden room.



Situated in the sought-after Bilton area of Harrogate, this beautifully extended and modernised semi-detached home offers stylish and versatile accommodation, ideally positioned close to Harrogate town centre and its excellent amenities.

Immaculately presented throughout, the property features an impressive open-plan dining kitchen with bi-fold doors opening onto the rear garden, creating a fantastic space for modern family living and entertaining. The accommodation also includes a welcoming entrance hall, spacious living room, contemporary ground-floor shower room, three bedrooms—two of which are generous doubles—and a well-appointed family bathroom. In addition, there is a boarded loft space offering excellent storage and potential for conversion, subject to the necessary consents.

Externally, the property benefits from extensive driveway parking, a detached single garage and an adjoining workshop/garden room, providing flexible space that could serve as a home office, gym, studio or entertainment room. To the rear, the enclosed garden features a decked seating area leading down to a lawned garden, creating an ideal outdoor space for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

St. Johns Grove

Ground Floor

Entrance Hallway

Living Room

Open Plan Dining Kitchen

Shower Room

First Floor

Bedroom One

Bedroom Two

Bedroom Three

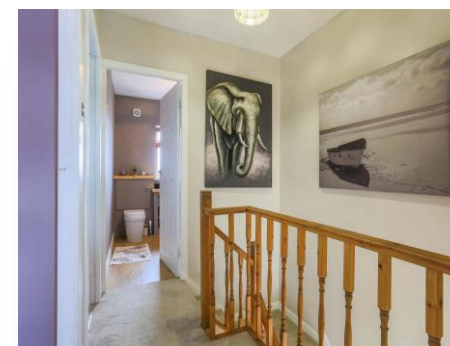
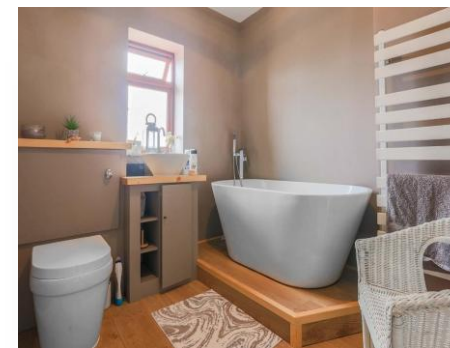
Attic Space

Bathroom

Garage

Garden Room/Workshop

Outside



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St. Johns Grove, Harrogate

- Extended three-bedroom semi-detached home
- Impressive open-plan dining kitchen with bi-fold doors
- Modern ground-floor shower room
- Ample driveway parking for multiple vehicles
- Detached single garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of
£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HRG106475 - 0004

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