



55 St. Johns Road, Harrogate

£275,000

Guide Price



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious two / three-bedroom semi-detached house situated in this convenient and highly sought-after residential location, offering flexible accommodation, together with ample off-street parking, a substantial workshop / studio, useful attic room and an attractive enclosed rear garden.

The property occupies a convenient and highly desirable residential location, well served by local shops, schools and everyday amenities, with excellent transport links providing easy access to Harrogate town centre and the surrounding road network. Combining spacious and adaptable accommodation with excellent outside space and versatile outbuildings, this is a superb home that will appeal to a wide range of purchasers.

Outside, a generous block-paved driveway provides ample off-street parking. To the rear is an attractive enclosed, low-maintenance garden with a large paved seating area, raised timber deck and a covered summerhouse, creating an excellent space for relaxing and outdoor entertaining. A substantial brick-built workshop with power and lighting provides exceptional versatility and is ideal for use as a workshop, studio, hobby room or home office.

Council Tax band: C

Tenure: Freehold

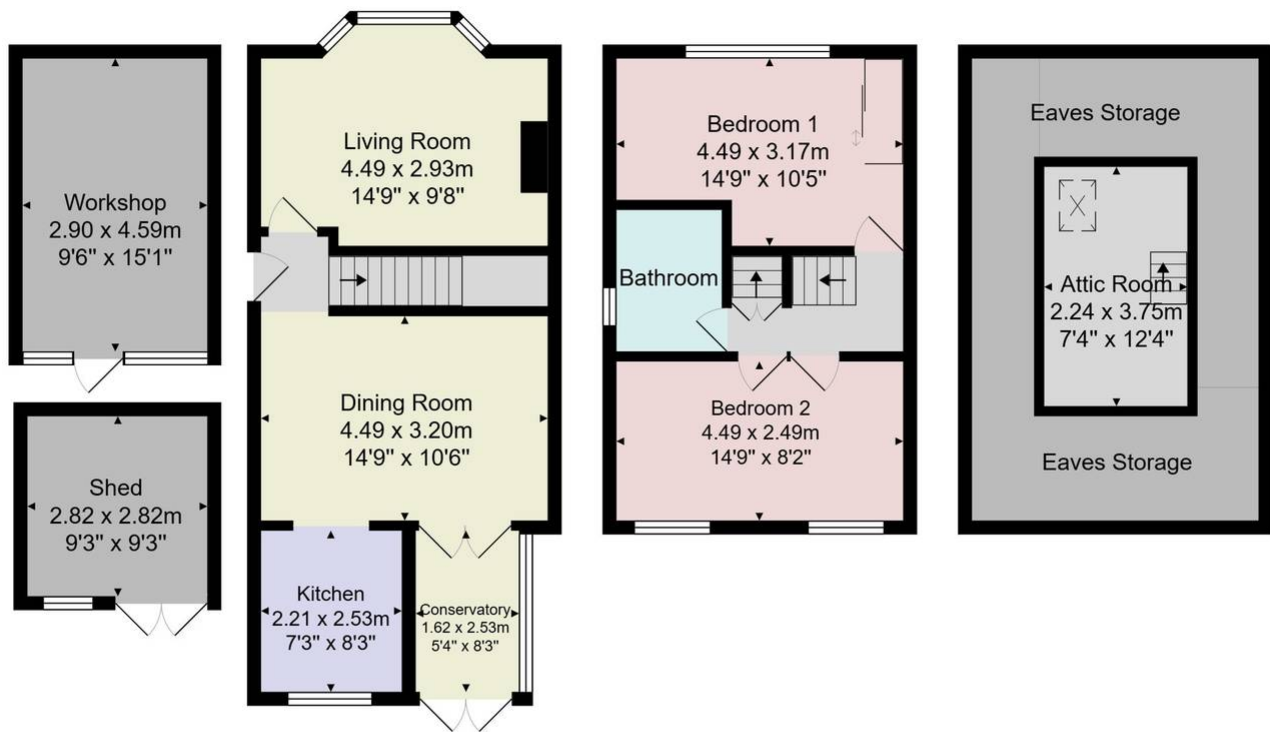


The property offers well-proportioned accommodation throughout and is ideally suited to a range of buyers. An entrance hall leads to a spacious bay-fronted sitting room, a bright and comfortable reception space centred around an attractive fireplace. To the rear, a generous dining room provides an excellent space for both everyday family living and entertaining, opening through to the kitchen and with French doors leading into the conservatory. The kitchen is fitted with a range of wall and base units with generous work surfaces and ample space for freestanding appliances, while the conservatory provides a versatile additional reception area overlooking and providing direct access to the rear garden.

To the first floor are two generous double bedrooms and a house bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and WC. The property was originally built as a three-bedroom home, with the current owners removing the dividing wall between bedrooms two and three to create an impressive dual-aspect principal bedroom. The original doorways remain in place, allowing the layout to be easily reinstated should a purchaser require a third bedroom.

A fixed ladder staircase rises from the landing to a useful boarded attic room with a roof window, carpeting and extensive eaves storage, providing excellent additional space for hobbies or storage (not to current building regulations for habitable accommodation).





Total Area: 130.8 m² ... 1408 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.