



31 St John's Grove, Harrogate

£295,000



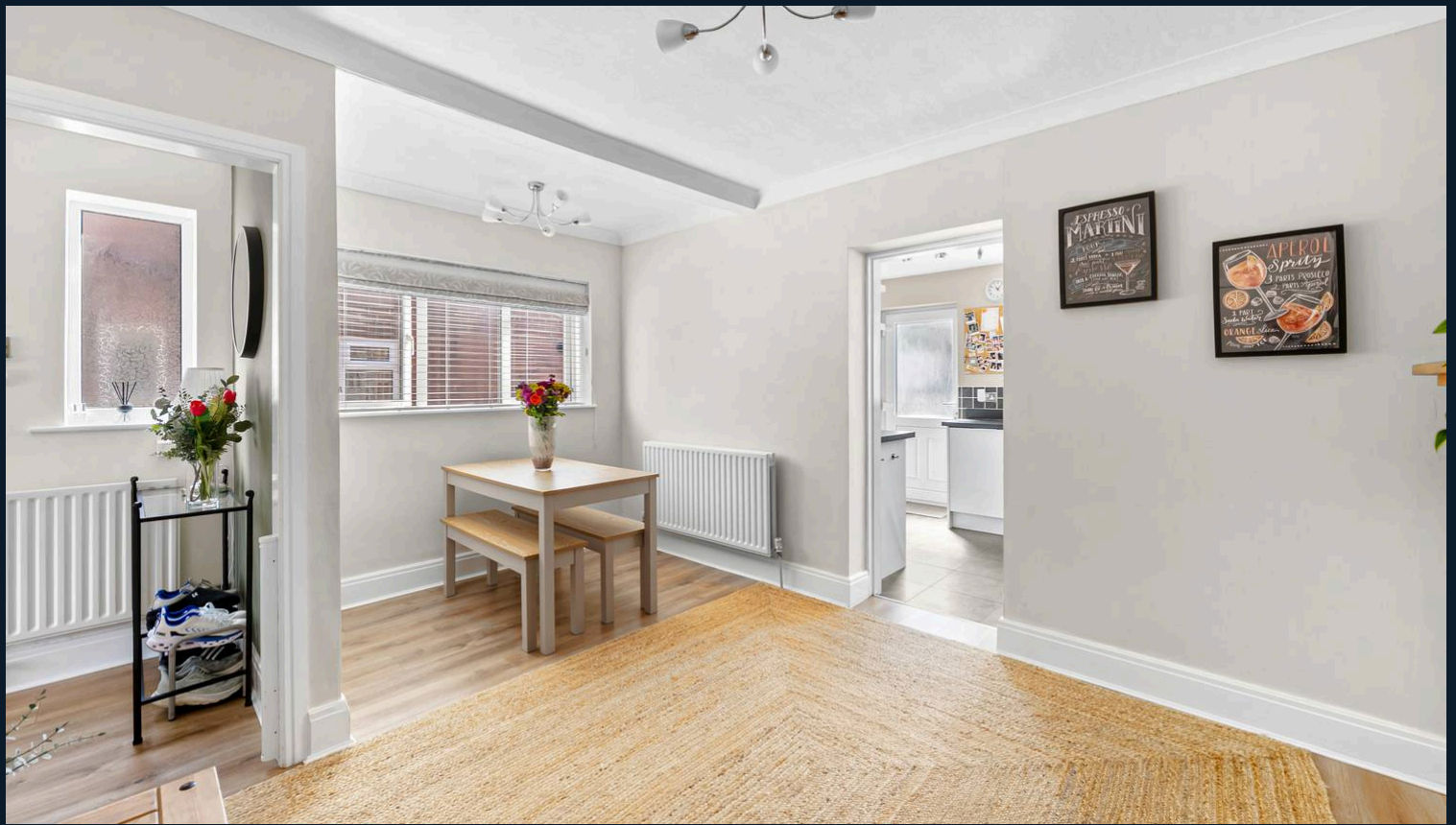
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#DARINGTOBEDIFFERENT



A well presented three bedroom semi-detached house, offering extended and spacious accommodation, a driveway with parking spaces for two cars and an attractive south-facing garden. The property occupies a popular position on the north side of Harrogate, conveniently located close to local shops, well regarded schools and amenities.

The accommodation includes two reception rooms, modern kitchen, three bedrooms and a stylish bathroom, together with a loft conversion suitable for an office or additional storage and a large outdoor storage unit.



GROUND FLOOR

The sitting room is a bright and attractive reception space with bay window to the front and feature gas fire set within the chimney breast.

There is a spacious dining room with window to the side elevation, feature fireplace with wood burning stove and useful understairs storage cupboard.

The kitchen is fitted with a modern range of high gloss wall and base units with contrasting work surfaces and inset ceramic sink. Integrated appliances include an electric oven, five-ring gas hob with extractor canopy above, fridge freezer, dishwasher and washing machine.

FIRST FLOOR

On the first floor there are three bedrooms, including two good sized double bedrooms.

The bathroom is fitted with a modern white suite comprising WC, washbasin set within a vanity unit and bath with shower above. The bathroom also benefits from underfloor heating and a heated towel rail.

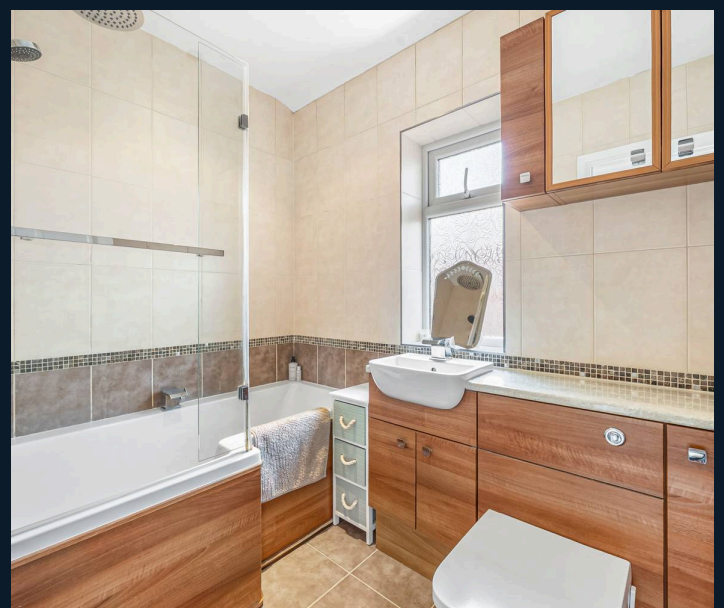
ATTIC ROOM

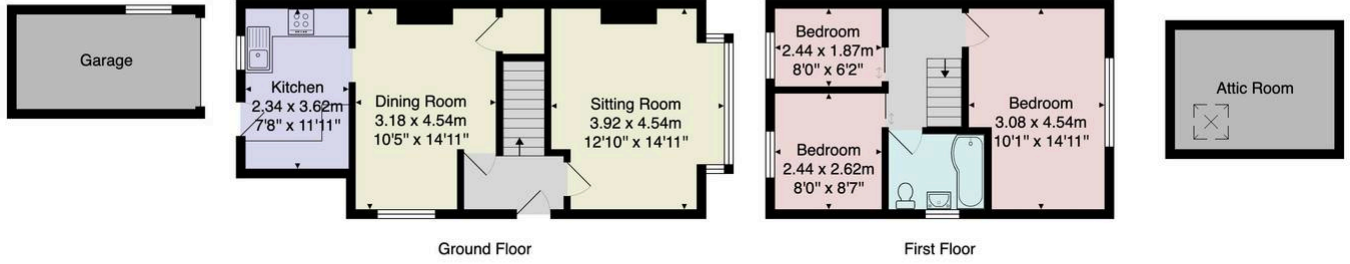
A folding loft ladder provides access to a useful attic room with Velux window, power, lighting and central heating radiator, suitable for use as an office or additional space.

OUTSIDE

To the front of the property there is a paved driveway providing off-street parking for two vehicles.

To the rear there is a south-facing, enclosed low-maintenance garden with artificial lawn together with a detached outbuilding with





Ground Floor

First Floor

Total Area: 79.8 m² ... 859 ft² (excluding garage, attic room)
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