



14 St. Helens Road, Harrogate

£625,000

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A beautifully presented four-bedroom semi-detached house occupying a generous plot with a superb south-facing garden, situated in a highly desirable location well served by popular local schools and conveniently placed for Harrogate town centre.

This impressive home provides spacious and flexible accommodation, featuring a stunning open-plan living kitchen with dining and sitting areas, together with two additional reception rooms, ground floor WC and four bedrooms – including an exceptional main bedroom of particularly generous proportions with ensuite. The property enjoys an attractive and very good-sized south-facing garden with lawn, patio and garage, making it an ideal family home in a sought-after setting.

OUTSIDE

A driveway provides parking and leads to a good-sized single garage with adjoining store. The attractive south-facing rear garden features a lawn, patio, well-stocked planted borders, covered seating area and log store, offering an excellent outdoor entertaining space or space for hot tub.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:



CLOAKROOM With WC and basin.

SITTING ROOM A spacious reception room with bay window and woodburning stove. Oak flooring.

PLAYROOM / DINING ROOM A further versatile reception room providing excellent additional living space. Windows on two sides.

LIVING KITCHEN A stunning open-plan kitchen and living area with sitting and dining space and two sets of bi-folding doors leading to the garden.

The kitchen comprises a range of modern fitted units with granite worktops, range cooker, integrated fridge, freezer, dishwasher and microwave. Utility cupboard with space and plumbing for a washing machine and tumble dryer.

BEDROOM ONE An impressive large double bedroom with fitted wardrobes and ensuite.

ENSUITE A modern white suite comprising WC, basin set within a vanity unit and large walk-in shower. Tiled walls and floor.

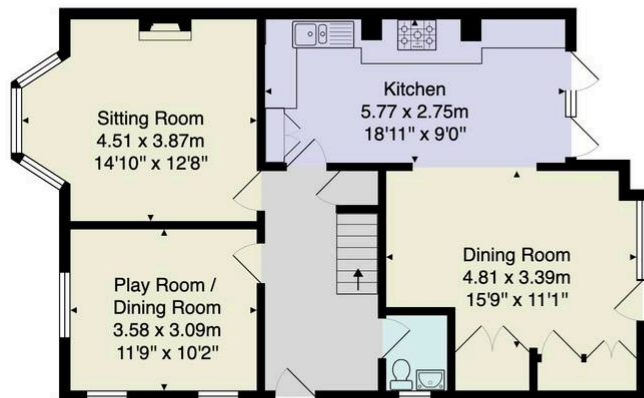
BEDROOM TWO A large double bedroom with window to the front.

BEDROOM THREE A further good-sized double bedroom.

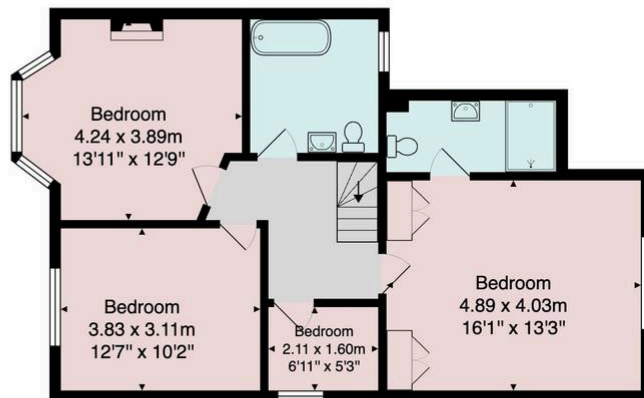
BEDROOM FOUR A single bedroom or ideal home office.

BATHROOM A modern white suite comprising WC, basin set within a vanity unit and bath with shower above. Heated towel rail.





Ground Floor



First Floor

Total Area: 145.5 m² ... 1566 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.

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