



30 St Helen's Road, Harrogate, North Yorkshire, HG2 8LB

**£400,000**

Guide Price

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A three-bedroom semi-detached house occupying a particularly large plot with good-sized garden, driveway and detached garage, situated in this desirable location well served by amenities and popular schools.

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This excellent home provides good sized accommodation, but now provides buyers the opportunity to update and modernise the property to suit their own requirements. There is huge potential, given the large plot on which the house stands, and buyers might seek to significantly extend the property to provide additional living / bedroom space if required, subject to obtaining the necessary consents.

The property is situated in this ever-popular location, close to excellent local amenities which include popular schooling, local shops, Hornbeam Park railway station, and the Harrogate Stray. Offered for sale with no onward sales chain.





## **GROUND FLOOR**

### **RECEPTION HALL**

A spacious reception hall with window and stairs leading to the first floor.

### **SITTING ROOM**

A good-sized reception room with feature tiled fireplace and bay window to front.

### **DINING ROOM**

A further reception room with tiled feature fireplace and windows to two sides.

### **KITCHEN**

With fitted units and space for appliances. Window overlooking the garden. Under-stairs cupboard.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms, including the main bedroom with bay window.

### **BATHROOM**

With washbasin and bath. Fitted airing cupboard.

### **SEPARATE WC**

### **OUTSIDE**

The property occupies, a particularly generous plot, having a driveway which leads to a garage. There is a very good-sized garden with lawn, planted borders and paved sitting areas.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 84.2 m<sup>2</sup> ... 906 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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