



39 St John's Grove, Harrogate, North Yorkshire, HG1 3AQ

£275,000

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A well-presented three-bedroom house which has been extended to provide additional accommodation, situated in this popular location to the north of Harrogate town centre.

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This superb property has solar panels and extended living accommodation and comprises two reception rooms together with a well equipped kitchen and useful utility room. Upstairs there are three bedrooms and a modern bathroom. A block paved driveway to the front provides ample parking and to the rear there is an enclosed paved garden which provides an excellent outdoor entertaining space.

The property is located in this quiet and convenient residential position, well served by local amenities, is close to beautiful open countryside and footpaths and is just a short distance from Harrogate to town centre.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window and living-flame gas stove.

### **DINING ROOM**

A further reception room with under-stairs cupboard.

### **KITCHEN**

With a range of fitted wall and base units with gas hob, double oven, integrated fridge / freezer and dishwasher. Door leads to the garden.



### **UTILITY ROOM**

With fitted worktop and sink and space for washing machine and tumble dryer.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom.

### **BEDROOM 2**

A further double bedroom which has been extended to provide additional space.

### **BEDROOM 3**

A further bedroom.



### **BATHROOM**

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail. Tiled walls and floor.

### **OUTSIDE**

A block-paved drive provides ample parking to the front with electric vehicle charging point. To the rear there is an attractive landscaped paved garden providing excellent outdoor entertaining space with timber garden shed.

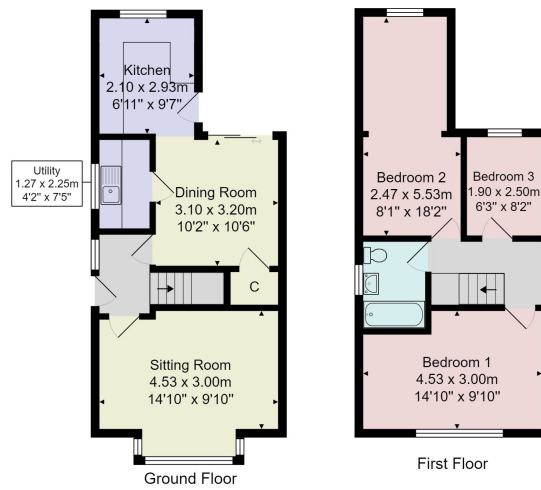
### **AGENT'S NOTE**

The property has the benefit of solar panels which generates a feed-in tariff as well as reducing utility bills.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 82.5 m<sup>2</sup> ... 888 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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