



**7 St John's Drive, North Rигton, North Yorkshire, LS17 0HD**

**£485,000**

Offers Over

# 7 St John's Drive, North Rigtion, North Yorkshire, LS17 0HD

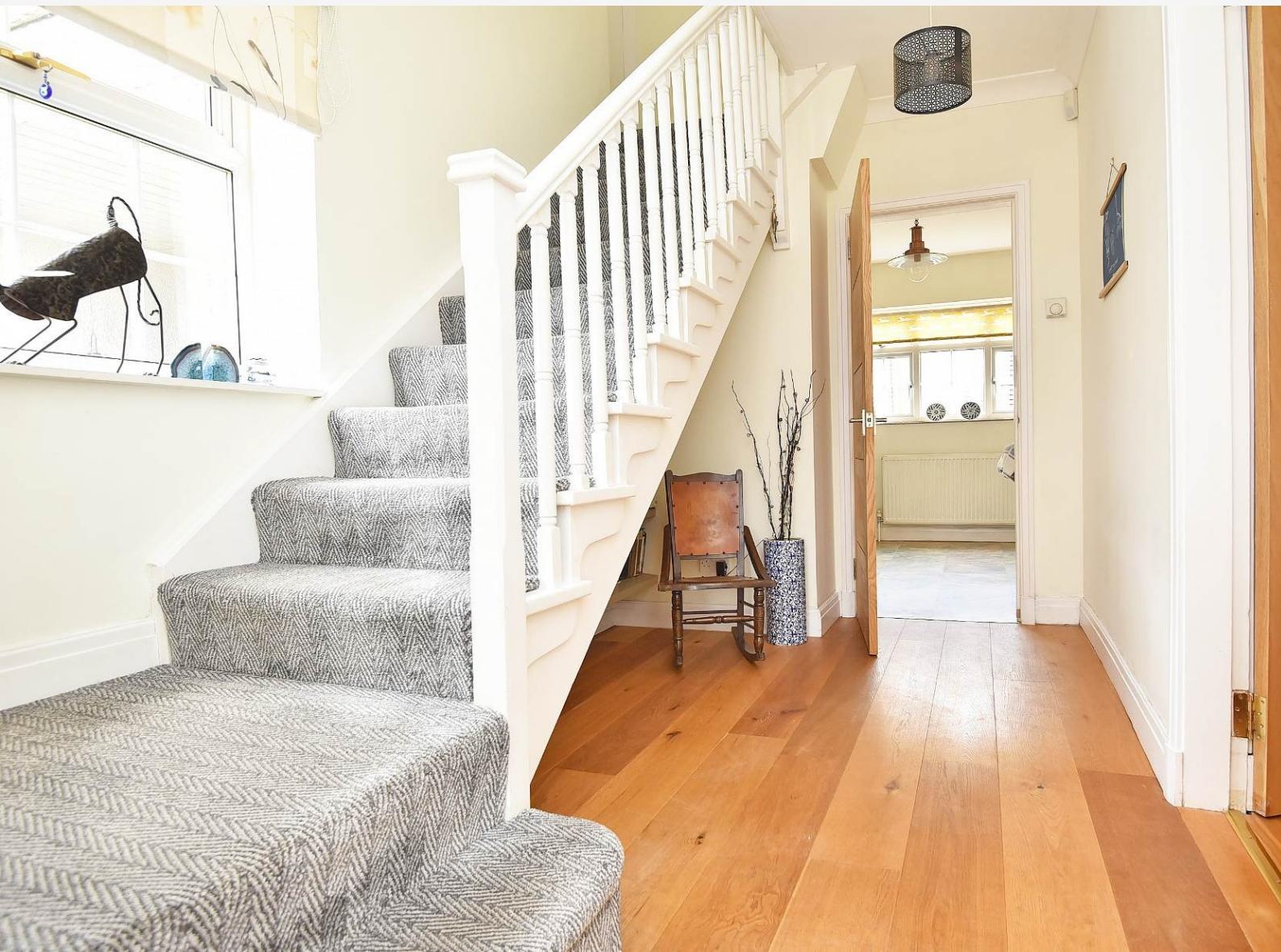
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An individual four-bedroom detached family home enjoying a superb cul-de-sac position with attractive, elevated views over open countryside.

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The property offers well-appointed and generous accommodation with benefit of central heating, double glazing, a long driveway and large garage.

North Rigtion is a very desirable village to the south side of Harrogate, surrounded by open countryside and well placed for daily commuting to Yorkshire's principal business districts. This popular village is well served by a public house, a primary school, church and playing fields and village garden.





## GROUND FLOOR ENTRANCE HALL

With oak flooring and stairs leading to the first floor.

## CLOAKROOM

Washbasin and low-flush WC. Travertine tiling.

## LOUNGE

A good-sized reception room with bay window, log burner and door leading to the kitchen. Oak flooring.

## DINING KITCHEN

Fitted with an excellent range of wall and base units and built-in appliances. Windows to rear and door to side. Under-stairs cupboard.

## FIRST FLOOR

### BEDROOMS

There are four good-sized bedrooms. The master bedroom has long-distance views and built-in wardrobes. Bedroom 2 has fitted cupboards.

## LUXURY EN-SUITE SHOWER ROOM

With modern tiling, shower cubicle, WC, washbasin set in a vanity units. Heated towel rail and fitted mirror. Fully tiled with Italian tiled feature wall in the shower cubicle.

## HOUSE BATHROOM

Three-piece white suite with electric shower over the bath. Travertine tiling.

## OUTSIDE

A long driveway provides off-road parking and leads to a carport and a good-sized detached garage / workshop. Lawned garden to front with patio. Enclosed rear terrace-style garden.

**Tenure** - Freehold

**Council Tax Band** - F





Total Area: 130.6 m<sup>2</sup> ... 1406 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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**Verity Frearson**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-44)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		