



3 St Johns Way, Harrogate, North Yorkshire, HG1 3AL

**£299,950**



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A recently renovated and extended two-bedroom semi-detached bungalow with gardens, driveway and garage, situated in this convenient and sought-after Bilton Grange area.

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This beautifully presented home has been recently renovated to a high standard. Improvements include a full rewire, new plumbing, a modern boiler with central heating, GRP roofing, and new internal doors throughout.

The spacious accommodation briefly comprises an entrance hall, a contemporary kitchen, and a bright living room with patio doors opening to the rear. There are two generously sized bedrooms, with the principal bedroom benefiting from an ensuite, along with a modern shower room.

Externally, a driveway provides ample off-street parking and leads to a garage. The property further benefits from low-maintenance gardens to both the front and rear.





#### **ENTRANCE / HALLWAY**

Via side double-glazed door. Loft hatch with fitted loft ladder giving access to a spacious loft space with Velux window.

#### **KITCHEN**

A newly fitted Wrens kitchen comprising a range of contemporary wall and base units with wood-effect worktops, stainless steel sink and drainer. Integrated appliances include a dishwasher, washing machine, fridge freezer, oven, gas hob, and extractor fan. Window to rear elevation and two side-facing windows. Rear access door.

#### **LOUNGE**

A generously proportioned reception room with glazed patio doors out to a paved seating area, Central heating radiator.

#### **MASTER BEDROOM**

Bay window to the front, Central heating radiator.

#### **ENSUITE**

Featuring a full-size bath with overhead shower, modern panelled walls, WC, hand wash basin and a heated towel rail.

#### **BEDROOM TWO**

Further double bedroom room with window to front elevation. Central heating radiator.

#### **SHOWER ROOM**

Fitted with a stylish corner shower, low flush WC, wash basin and extractor fan. Window to side elevation.

#### **OUTSIDE**

A driveway provides ample off street parking and leads to a detached garage with new double wooden doors, a freshly felted roof, and reinforced rafters.

To the rear a low-maintenance garden, enclosed by secure fencing and finished with neat paving. Practical touches include an outdoor socket and water tap, ideal for gardening or outdoor entertaining.

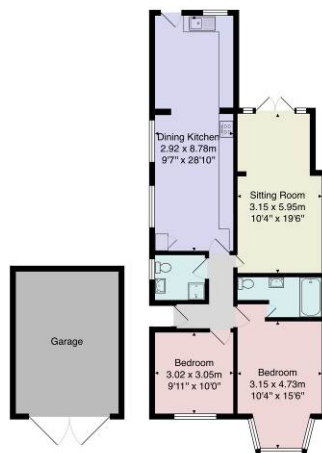
Recent improvements also include professionally cleaned drains by TWC Drain Care, along with newly installed guttering, soffits and fascias.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 80.7 m<sup>2</sup> ... 869 ft<sup>2</sup> (excluding garage)  
 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		85
(81-91)	B		
(69-80)	C		67
(58-68)	D		
(49-54)	E		
(39-48)	F		
(1-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<a href="http://www.epc-uk.com">www.epc-uk.com</a>			