



39 St John's Drive, Harrogate, North Yorkshire, HG1 3AG

**£295,000**



## 39 St John's Drive, Harrogate, North Yorkshire, HG1 3AG

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An extended three-bedroom semi-detached house with useful attic space, garden, garage and driveway situated in this highly sought-after location.

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This well-presented family home features spacious accommodation and entrance hallway with ground floor WC, bay fronted sitting room and an open plan and extended dining kitchen. To the first floor there are three bedrooms, bathroom and a loft hatch to a useful loft space. The property has the advantage of enclosed gardens, off-street parking and a garage.

St John's Drive is a quiet street situated in this popular north Harrogate district, close to a range of amenities including shops and schools.





## **GROUND FLOOR**

### **ENTRANCE HALL**

Stairs to first floor. Window to side elevation. Central heating radiator. Under-stairs cupboard

### **CLOAKROOM**

### **SITTING ROOM**

Bay window to the front elevation. Feature wood-burning stove. Central heating radiator.

### **OPEN-PLAN DINING KITCHEN**

#### **KITCHEN AREA**

Range of wall and base units with working services having inset sink. Breakfast bar. Gas oven and grill with extractor fan over. Plumbing and spaces for washing machine, tumble dryer and dishwasher. Window to side elevation and rear access door.

#### **DINING AREA**

Space for family dining table. Sliding patio doors to a paved seating area. Central heating radiator.

## **FIRST FLOOR**

### **LANDING**

Loft hatch to carpeted and decorated loft space with Velux window.

### **BEDROOMS**

Three are three good-sized bedrooms.

### **BATHROOM**

Bath with shower over and screen, low-flush WC and pedestal washbasin. Chrome heated towel rail. Window to side elevation.

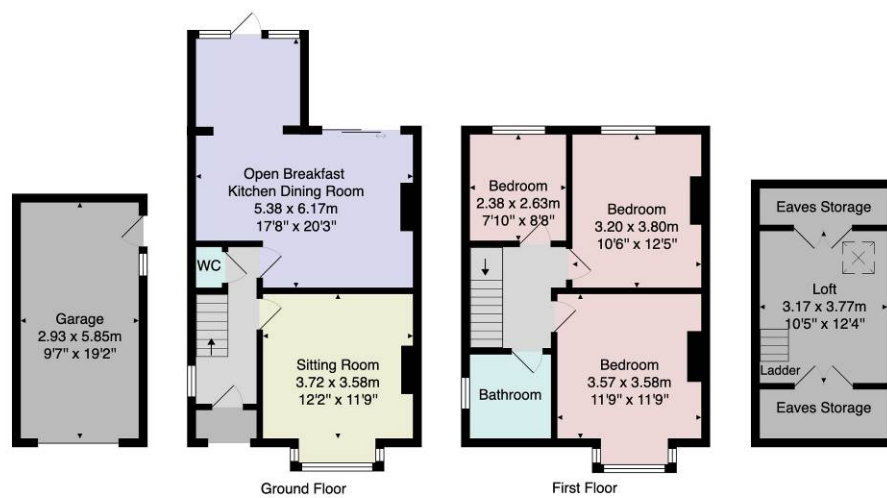
### **OUTSIDE**

Block paved driveway to the front providing off street parking and leads to a garage. To the rear a paved seating area and shaped lawned with fencing to perimeters.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 92.1 m<sup>2</sup> ... 992 ft<sup>2</sup> (excluding loft, eaves storage, garage)  
 All measurements are approximate and for display purposes only.  
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