

Approximate Gross Internal Area
 93.6 sq m / 1007 sq ft
 Outbuilding = 13.9 sq m / 150 sq ft
 Total = 107.5 sq m / 1157 sq ft

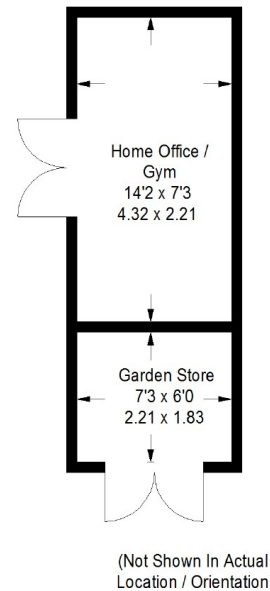
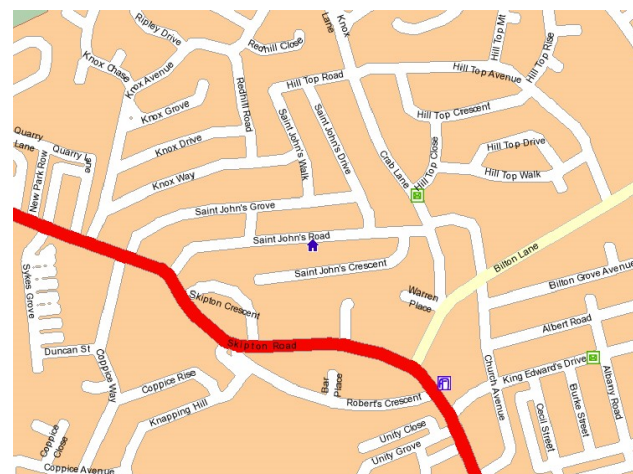


Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From the Empress roundabout proceed along the A59 towards Skipton for approximately 1 mile, turning right into St John's Road where number 74 can be found on the right hand side.



74 St Johns Road, Harrogate
 £265,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myringsestateagents.com

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74 St Johns Road, Harrogate, North Yorkshire, HG1 3AE



This beautifully presented three/four bedroom semi-detached property has been skillfully extended and renovated by the current vendors in recent years to reveal superb accommodation throughout with the added bonus of a newly-built home office/occasional bedroom.

Fronted by a smart, low maintenance garden and block paved driveway suitable for at least three vehicles, the front door to the property opens on to a central hall. Branching off to the front elevation there is a lovely bay fronted sitting room. To the rear, a stunning open plan dining kitchen with solid oak flooring. The modern fitted kitchen itself comes complete with ample fitted units, integrated appliances and central breakfast island. The dining area is big enough for a family sized table or seating area and is adjoined by a useful downstairs w/c. Impressive bi-folding doors open out on to the extremely private flagged patio garden and the newly build home office, gym or occasional bedroom built

to full internal room regulations. There is also a secure garden store. Ascending to the first floor, a spacious central hall with storage cupboard provides access on to three/four well proportioned bedrooms, the master having fitted wardrobes, and a stylish tiled house bathroom with vaulted ceiling and velux window.

This popular residential area is surprisingly accessible being just five minutes drive from Harrogate's town centre, yet there are fantastic walks on your doorstep including the Nidd Gorge which is known for being an area of outstanding natural beauty. Harrogate is renowned for it's reputable schools of which Richard Taylor C of E Primary is within a short walk. For the commuter, a regular train service from the town centre station runs to the main hubs at Leeds and York, the A1M linking into the national motorway network is approximately 7.8 miles away, and Leeds Bradford International airport is a mere twenty five minutes drive.



Bus
3 minutes walk



Main Roads
A1M 7.8 miles



Train
Harrogate 1.4 miles



Airport
Leeds Bradford 13.7 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band C

Tenure

Freehold