



29 St John's Road, Harrogate, North Yorkshire, HG1 3AF

**£210,000**

Guide Price

## 29 St John's Road, Harrogate, North Yorkshire, HG1 3AF

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A well-presented three-bedroomed semi-detached property situated in a very popular residential area of Harrogate close to local shops, schools and amenities.

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The property provides good-sized accommodation with sitting room with bay window, dining room and kitchen, three bedrooms and bathroom.

The property has an attractive garden to rear with patio as well as a driveway and garage.





## GROUND FLOOR

### SITTING ROOM

A spacious reception room with bay window to front and fireplace with electric fire.

### DINING ROOM

A further spacious reception room with windows to rear and side, gas fire and under-stairs cupboard.

### KITCHEN

Having a range of wall and base units, point for cooker, plumbing for washing machine and space for fridge / freezer. Windows to three sides and glazed exterior door to side.



## FIRST FLOOR

### BEDROOM 1

A double bedroom with windows to front and side.

### BEDROOM 2

A further bedroom with window to rear.

### BEDROOM 3

A bedroom with window to rear.

### BATHROOM

White suite comprising low-level WC, washbasin and bath with shower above. Window to side and heated towel rail.

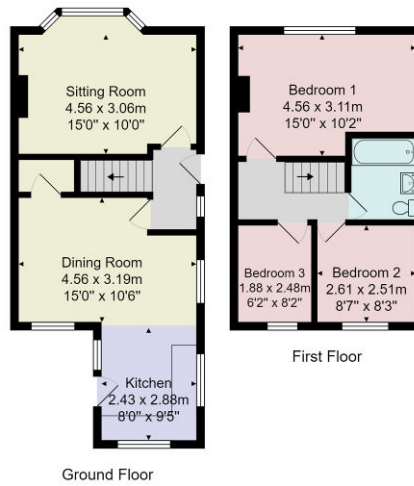


## OUTSIDE

A driveway provides parking and leads to a **SINGLE GARAGE**. Lawned garden to rear with paved sitting areas and a greenhouse.

**Council Tax Band - B**





Total Area: 75.8 m<sup>2</sup> ... 816 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>How energy efficient is your home? (2022)</p> <p>100-91: A</p>			
<p>90-81: B</p>			
<p>71-62: C</p>			
<p>55-48: D</p>			
<p>39-34: E</p>			
<p>23-19: F</p>			
<p>1-10: G</p>			