



St. Johns Way, Harrogate HG1 3AL

welcome to

St. Johns Way, Harrogate

Attractive two-bedroom semi-detached bungalow with excellent kerb appeal, large driveway and detached garage with power. Featuring a spacious lounge, fitted kitchen, two double bedrooms and modern bathroom. Enjoying level front and rear gardens with generous lawned areas and fenced boundaries.



Property Information

Occupying a pleasant position and boasting excellent kerb appeal this extremely well-presented two-bedroom semi-detached bungalow offers spacious single-level living, ideal for a range of buyers.

The property is approached via a wide driveway, complemented by a neat front lawn bordered with mature shrubs creating an attractive first impression. To the rear there is a detached garage together with a generous, level lawned garden enclosed by fencing, offering a private and secure outdoor space.

Internally, the accommodation is well maintained throughout, featuring a welcoming entrance hallway, spacious lounge, fitted kitchen, two double bedrooms and a modern bathroom suite.

Early viewing is highly recommended to appreciate the accommodation and gardens on offer.

Entrance Hall

A welcoming entrance hallway featuring modern flooring and providing access to the principal accommodation. Light and inviting, creating an excellent first impression of the home.

Lounge

A good-sized reception room with fitted carpeting, offering ample space for a range of lounge furniture. A comfortable and relaxing living area with a pleasant outlook.

Kitchen

Fitted with a range of attractive wall and base units complemented by coordinating work surfaces. Incorporating a dual-bowl sink unit, electric hob with extractor fan above, integrated fridge freezer and washing machine. A door provides direct access to the rear garden.

Bedroom One

A generously proportioned double bedroom offering ample space for freestanding furniture and wardrobes.

Bedroom Two

A further well-sized double bedroom, ideal as a guest room, second bedroom or home office if required.

Bathroom

Appointed with a modern white three-piece suite comprising panelled bath with shower over, wash hand basin and low-level WC. Finished with tiled walls for a clean and contemporary appearance.

Outside

The property enjoys excellent kerb appeal with a flat lawned garden bordered by established shrubbery and a large, wide driveway providing extensive off-road parking.

A detached garage with power is situated to the rear. Outside tap. The enclosed rear garden is predominantly laid to lawn, level in nature and bordered by fencing, creating a private outdoor space ideal for relaxing, entertaining and gardening enthusiasts.

Agency Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/HRG107879



welcome to

St. Johns Way, Harrogate

- Attractive two bedroom semi detached bungalow
- Excellent kerb appeal
- Driveway
- Detached garage
- Well maintained throughout

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: C

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG107879



Property Ref:
HRG107879 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk