



## Bilton Drive, Harrogate, HG1 2AH

- Located just off the desirable Kings Road in Harrogate
- Two spacious reception rooms
- Close proximity to local amenities
- Cellar provides valuable storage
- Early viewing highly recommended
- Four generously sized double bedrooms
- Charming rear courtyard
- Two well-appointed bathrooms
- Ideal as a long-term family home or spacious personal retreat
- Council Tax Band C

**Guide Price £475,000**





# Bilton Drive, Harrogate, HG1 2AH

## DESCRIPTION

Located just off Kings Road, this delightful house offers a perfect blend of comfort and practicality. With two spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family evenings. The heart of the home is complemented by four generously sized double bedrooms, providing ample space for family members or guests.

The house features two well-appointed bathrooms, ensuring convenience for busy mornings and relaxation after a long day. Additionally, a cellar offers valuable storage space, making it easy to keep your living areas tidy and organised.

Step outside to discover a lovely rear courtyard, a perfect spot for al fresco dining or simply enjoying the fresh air. This outdoor space adds to the overall appeal of the property, providing a private retreat in which to unwind.

Bilton Drive is situated in a desirable location, known for its friendly community and proximity to local amenities. This house is not just a place to live; it is a home where memories can be made. Whether you are looking for a family residence or a spacious retreat, this property is sure to meet your needs. Do not miss the opportunity to make this charming house your new home in Harrogate.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

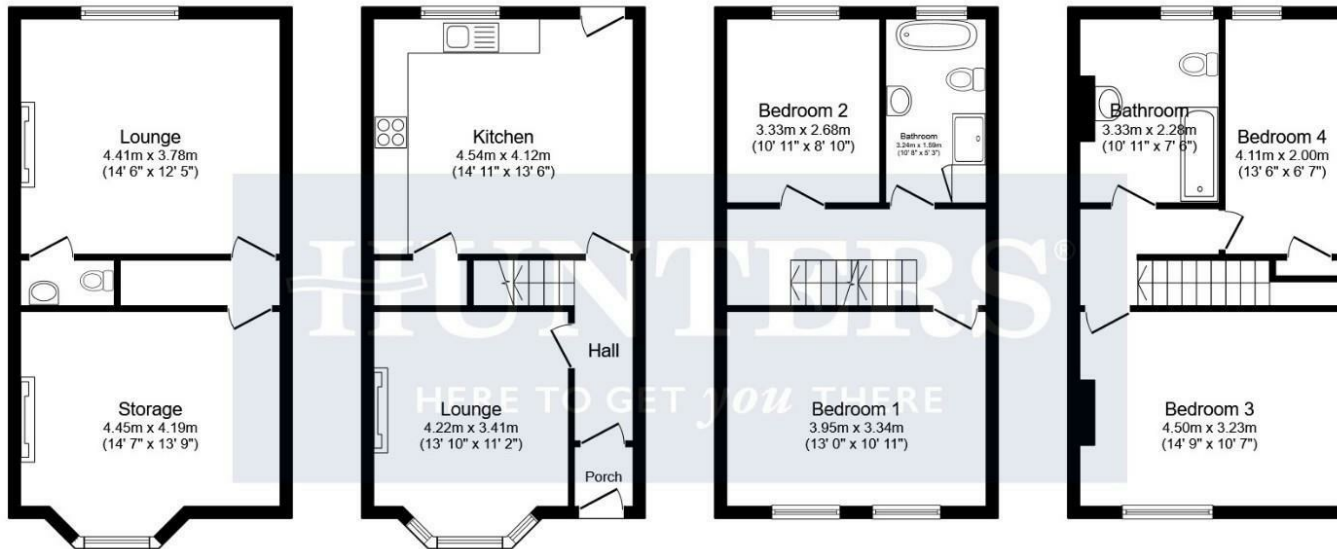








3 Bilton Drive, Harrogate, HG1 2AH



**Basement**  
Floor area 39.7 sq.m. (427 sq.ft.)

**Ground Floor**  
Floor area 39.7 sq.m. (427 sq.ft.)

**First Floor**  
Floor area 38.7 sq.m. (417 sq.ft.)

**Second Floor**  
Floor area 38.7 sq.m. (417 sq.ft.)

Total floor area: 156.8 sq.m. (1,688 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

