



Bilton Lane, Harrogate, HG1 3JU

- NO ONWARD CHAIN
- Three bedrooms, including ground-floor bedroom option
- Garage plus off-road parking for two vehicles
- Potential to extend subject to planning permission
- Separate kitchen and practical utility room
- Detached family home on generous corner plot
- Bright side conservatory overlooking the garden
- Ideal opportunity for modernisation and renovation
- Two bathrooms, one on each floor for added convenience
- Council Tax Band D

Guide Price £410,000



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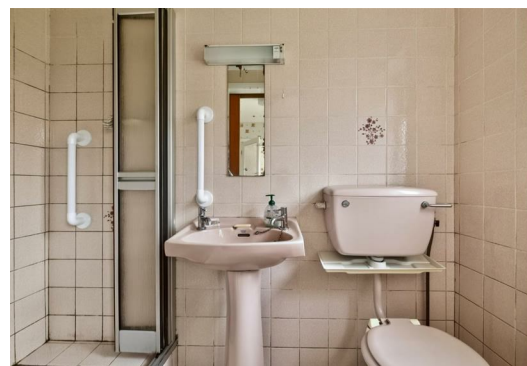
DESCRIPTION

NO ONWARD CHAIN. Located on Bilton Lane, this detached house presents an excellent opportunity for those seeking a spacious family home with potential for modernisation. Set on a generous corner plot, the property boasts ample outdoor space, perfect for gardening enthusiasts or families looking for room to play. With parking available for two vehicles, including a garage for additional storage, convenience is at your fingertips.

Inside, the house features two well-proportioned reception rooms, providing versatile spaces for relaxation and entertainment. The open lounge and dining area create a welcoming atmosphere, while the separate kitchen and utility room offer practicality for everyday living. A conservatory on the side of the property invites natural light and extends your living space, making it an ideal spot to enjoy the garden views.

The accommodation comprises three bedrooms, with two located upstairs and one conveniently situated on the ground floor. This layout is particularly appealing for families or those who may require single-level living. The property includes two bathrooms, one on each floor, ensuring comfort and convenience for all residents.

While the house is in need of modernisation and renovation, it presents a blank canvas for buyers to create their dream home. Its prime location on a bus route ensures easy access to local amenities, the town centre, and schools, making it an ideal choice for families and commuters alike. With the potential to extend, subject to planning permission, this property is a rare find in a sought-after area. Don't miss the chance to make this house your home.



EPC

Energy rating F

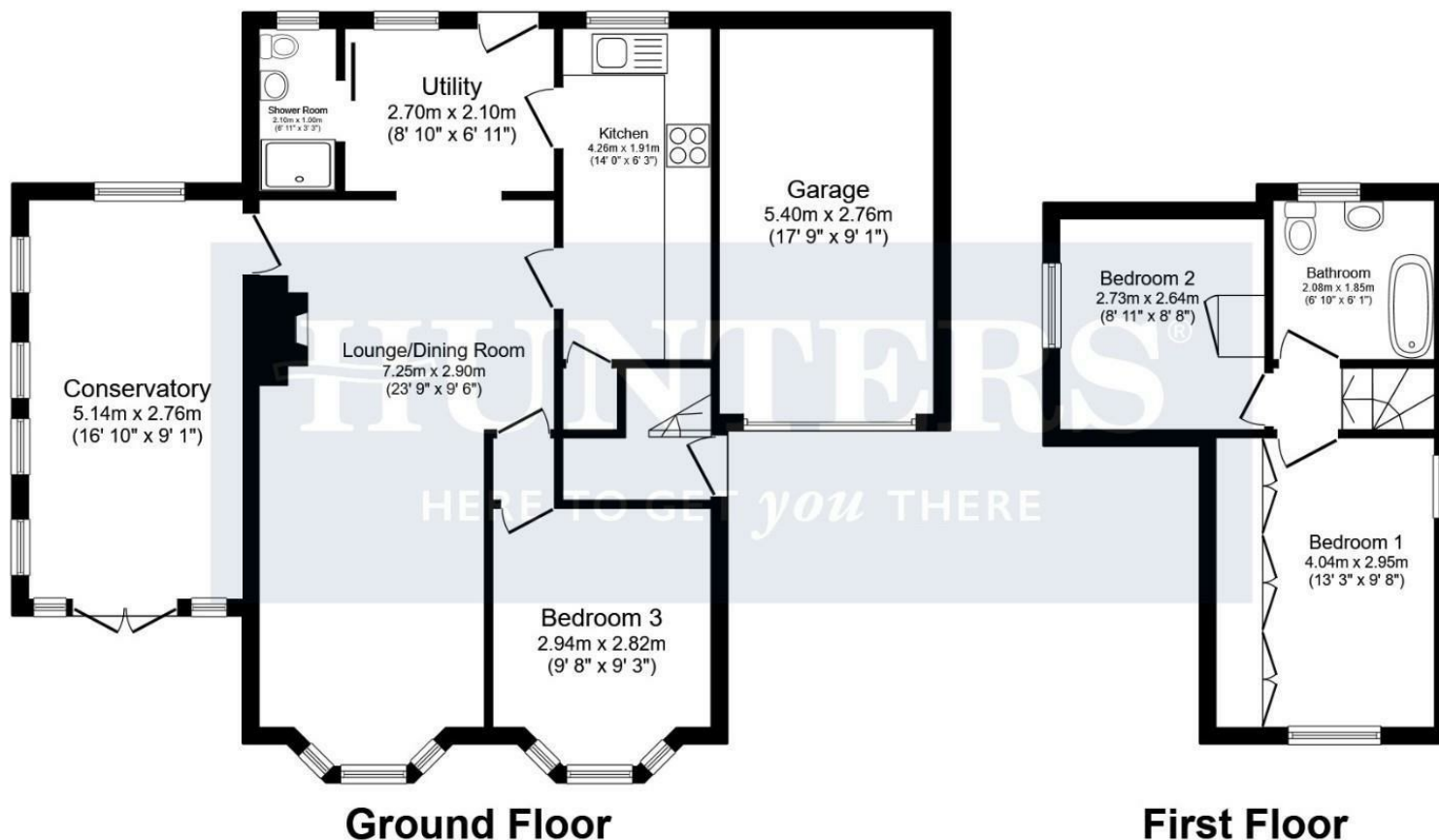
This property produces 11.0 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

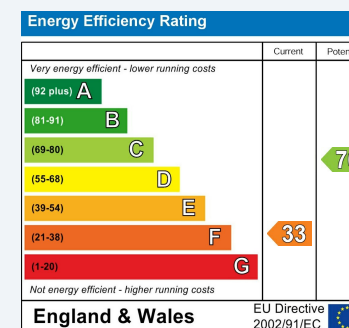
Council Tax Banding: D





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.



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.

Viewings

Please contact 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.



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