



Hill Top Drive, Harrogate, HG1 3BU

- No onward chain
- Sought-after Hill Top Drive location
- Garage with additional rear room
- Private, well-maintained rear garden
- Close to amenities and transport links
- Three-bedroom semi-detached home
- Rear conservatory extension
- Driveway providing off-road parking
- Potential to extend (STPP)

Guide Price £300,000



Hill Top Drive, Harrogate, HG1 3BU

DESCRIPTION

NO ONWARD CHAIN. Situated on the highly desirable Hill Top Drive, this attractive three-bedroom semi-detached home offers spacious accommodation, excellent potential and is ideal for families, first-time buyers or those looking to upsize.

The property has been extended to the rear, creating additional living space with a bright conservatory overlooking the garden. An attached garage with a useful room behind offers further potential for extension or conversion, subject to the necessary consents.

The accommodation briefly comprises a welcoming entrance hallway, a fitted kitchen, a spacious open lounge and dining room, and a conservatory, creating a fantastic layout for both everyday living and entertaining. Upstairs are three well-proportioned bedrooms, including two generous doubles and a single bedroom, along with a family bathroom.

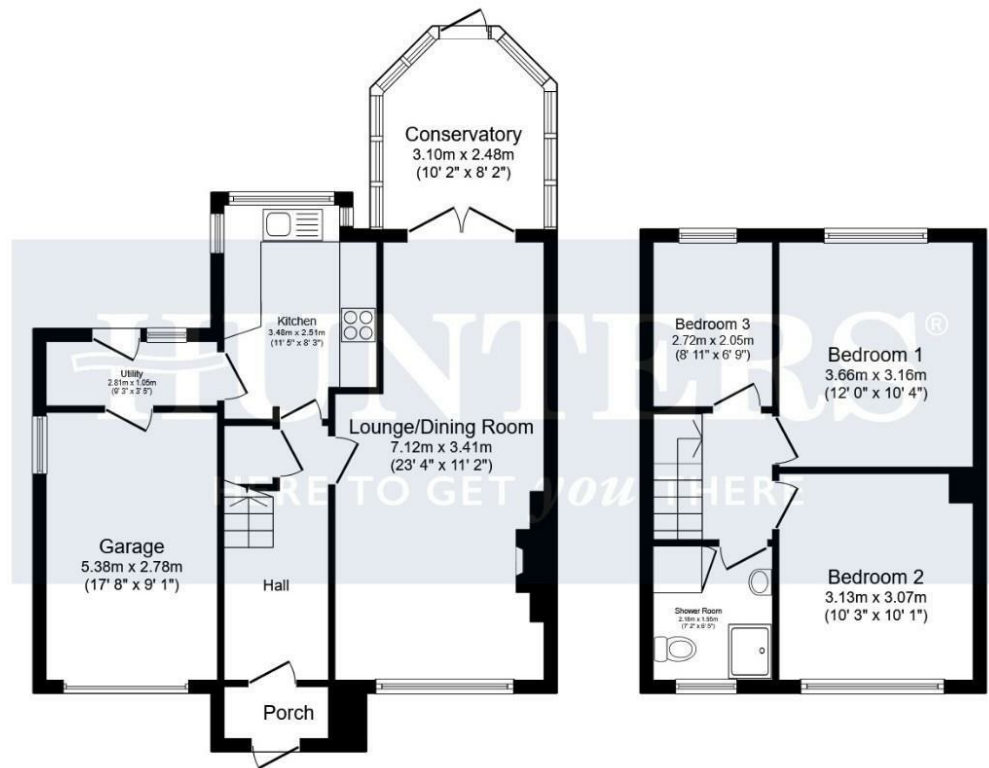
Externally, the property benefits from a well-maintained front garden, a private driveway providing off-road parking and an attached garage. To the rear is a private, beautifully maintained garden, ideal for relaxing or entertaining.

Conveniently located close to local amenities, well-regarded schools and excellent public transport links, this home combines comfort with convenience in a quiet residential location.

Offering spacious living, scope to add further value and the advantage of no onward chain, this is a fantastic opportunity not to be missed.







Ground Floor

First Floor

Total floor area 99.0 sq.m. (1,066 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io



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.

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 <https://www.hunters.com>

