

HUNTERS®

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Bilton Lane

Harrogate, HG1 3DP

Council Tax: C

Guide Price £260,000





Entrance Vestibule

Access via composite entrance door, door to:

Entrance Hall

Door to:

Lounge

11'5" x 11'5" (3.50 x 3.50)

UPVC double glazed bay window to front elevation, radiator, TV point, feature fire place.

Kitchen Dining Room

15'1" x 12'1" (4.60 x 3.70)

Modern fitted range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, integrated fridge freezer, UPVC double glazed windows to side and rear elevations, radiator, glazed composite door to rear garden.

First Floor Landing

Split level landing, radiator, door to:

Bedroom Two

12'5" x 11'5" (3.80 x 3.50)

UPVC double glazed window to front elevation, fitted wardrobes, radiator.

Bedroom Three

12'1" x 8'6" (3.70 x 2.60)

UPVC double glazed window to rear elevation, radiator.

Bathroom

7'6" x 5'10" (2.30 x 1.80)

Modern white suite comprising panel bath with

shower over and glazed screen, low level WC, pedestal wash hand basin, tiled floor and walls, chrome heated towel rail, UPVC double glazed window to rear elevation.

Second Floor Landing

Storage cupboard, Velux window, doors to:

Bedroom One

14'9" x 11'5" (4.50 x 3.50)

UPVC double glazed window to front elevation, radiator.

Bedroom Four

9'10" x 8'6" (3.00 x 2.60)

Velux window to rear elevation, radiator.

Outside

A forecourt garden and pathway to front door. To the rear is an attractive enclosed low maintenance paved garden with grey slate bedding.

EPC

Environmental impact as this property produces 4.6 tonnes of CO2.

Material Information

Tenure Type; Freehold

Council Tax Banding; C

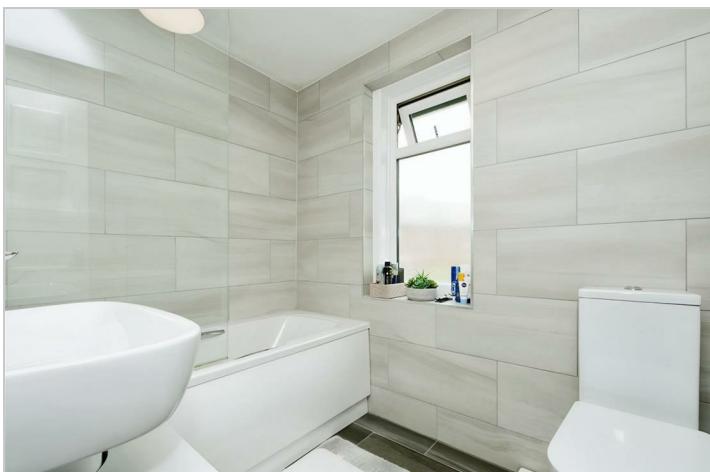
OFFERED TO THE MARKET CHAIN FREE. A modernised and beautifully presented four-bedroom character, mid terrace home, arranged over three floors and offering generous and flexible space. The property is situated in a highly sought-after location close to a range of local amenities, well-regarded schools and excellent bus and road links.

The spacious accommodation comprises: Entrance vestibule with door to the hallway, lounge with a bay window and gas fire, dining room open plan to the modern kitchen and door to rear garden. Stairs rise to the first-floor landing with doors to the main bedroom with fitted wardrobes, a further double bedroom and the house bathroom. To the second floor, two further double bedrooms and additional storage on the landing space.

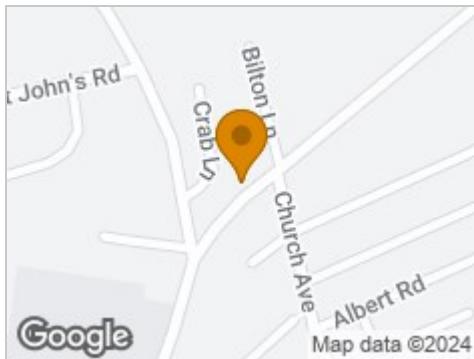
To the outside is a gated mature forecourt garden to the front and to the rear is an attractive enclosed courtyard garden and gate leading to the rear. Parking is unrestricted on-street.

- **OFFERED TO THE MARKET CHAIN FREE**

- Modernised throughout
- Contemporary styling
- Three double bedrooms
 - Modern bathroom
- Separate lounge and dining room
 - Newly fitted kitchen
- Easy to maintain rear garden
 - Ideal location
 - Unrestricted on-street parking



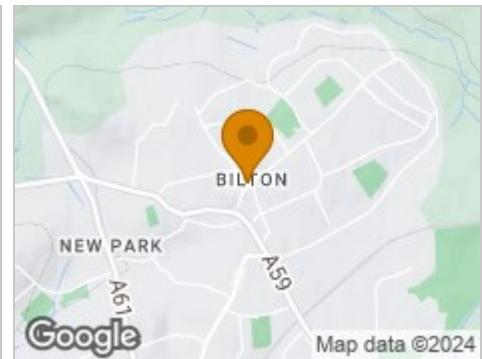
Road Map



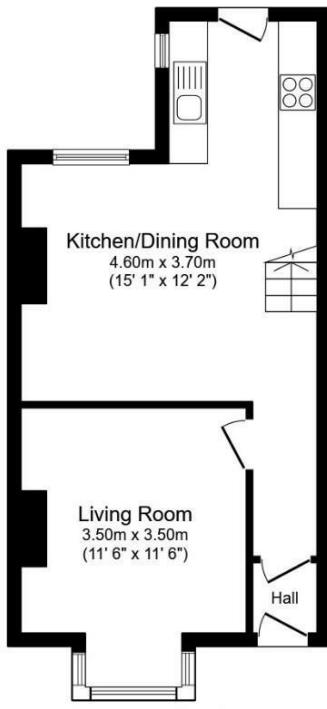
Hybrid Map



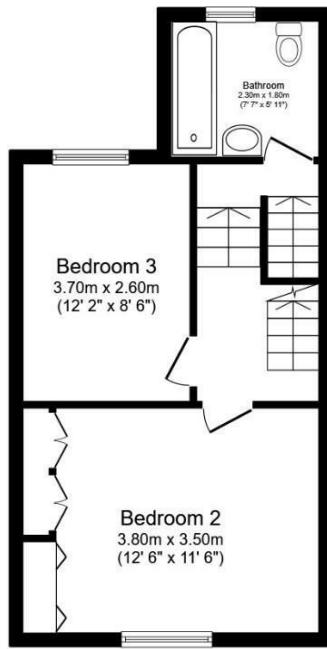
Terrain Map



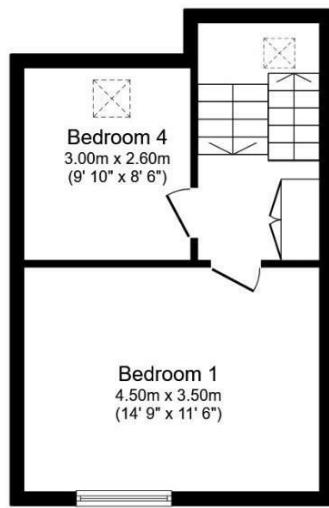
Floor Plan



Ground Floor



First Floor



Second Floor

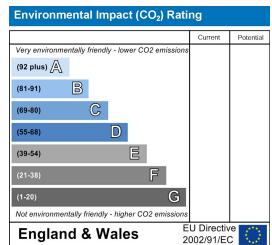
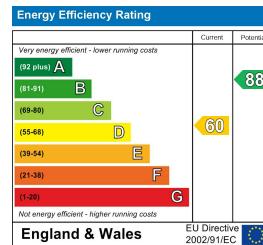
Total floor area 110.3 sq.m. (1,187 sq.ft.) approx

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 www.focalagent.com

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.