



## Hill Top Grove, Harrogate, HG1 3BP

- NO ONWARD CHAIN
- A great choice for those downsizing or seeking a family home
- Includes two well-appointed bathrooms
- Bright and welcoming kitchen/diner
- Private garden
- Garage offering additional storage space
- Features three spacious double bedrooms
- Two reception rooms
- Conservatory serves as a sun-filled space
- Council Tax Band C

Offers Over £300,000

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# Hill Top Grove, Harrogate, HG1 3BP

## DESCRIPTION

NO ONWARD CHAIN. Located on Hill Top Grove, this semi-detached home offers a perfect blend of comfort and convenience. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The two well-appointed bathrooms ensure that morning routines are a breeze, providing both privacy and functionality.

The property boasts of two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The heart of the home is undoubtedly the kitchen/diner, which provides a warm and sociable space for family meals and gatherings. The conservatory serves as a sun trap, allowing natural light to flood in and creating a serene spot to relax and unwind.

The private garden is a true gem, offering a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property boasts a garage for extra storage, along with a driveway that provides convenient parking options.

This home is not just a home; it is a lifestyle choice, situated in a desirable location that combines the peace of suburban living with easy access to local amenities. Whether you are looking to downsize or seeking a family home, this property is sure to impress. Don't miss the opportunity to make this lovely home your own.

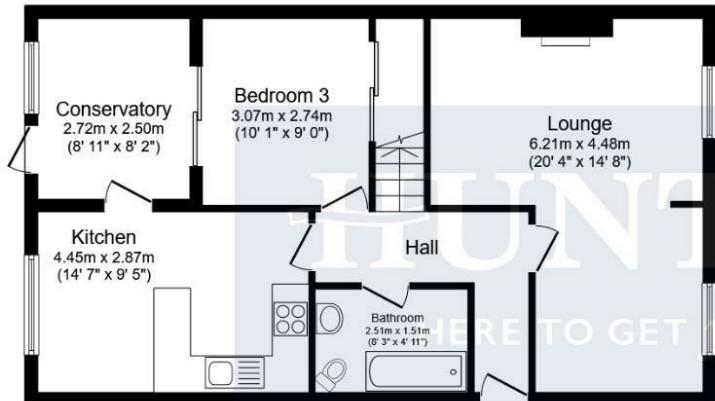
For sale with no onward chain, an early viewing comes highly recommended.



EPC  
Energy rating D  
This property produces 6.0 tonnes of CO2

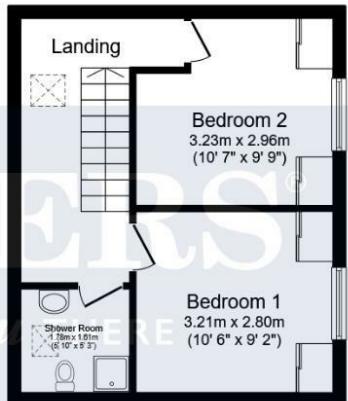
Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: C





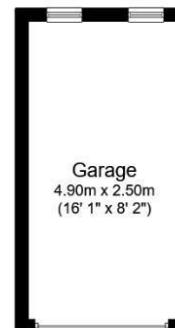
Ground Floor

Floor area 67.0 sq.m. (722 sq.ft.)



First Floor

Floor area 31.4 sq.m. (338 sq.ft.)



Garage

Floor area 12.3 sq.m. (132 sq.ft.)

Total floor area: 110.7 sq.m. (1,192 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](http://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		80
(55-68)	D		
(39-54)	E	57	
(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.

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