

# HUNTERS<sup>®</sup>

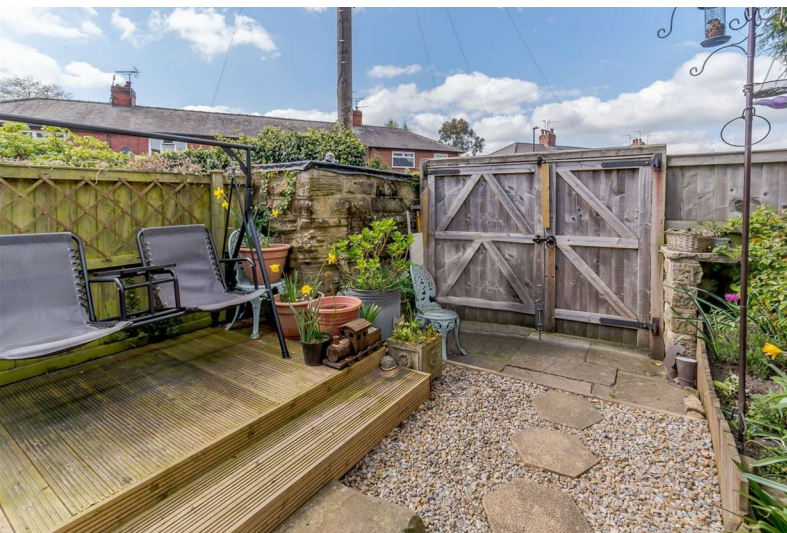
HERE TO GET *you* THERE



## Bilton Lane

Harrogate, HG1 3DP

Guide Price £200,000





# 9 Bilton Lane

Harrogate, HG1 3DP

Guide Price £200,000



## Lounge

11'3" x 13'1" (3.44 x 4)

Accessed via composite entrance door, feature Ingle nook wood burning stove, inset shelving, wood flooring.

## Kitchen

7'7" x 13'2" (2.32 x 4.02)

Modern refitted range of base units with working surfaces over with inset Belfast sink and mixer tap, inset four ring electric hob with extractor hood and built in electric oven, space for under counter fridge and freezer, storage cupboard, wood flooring, UPVC double glazed window to rear elevation, stairs to first floor, through to:

## Utility Area

Plumbing and space for washing machine. UPVC double glazed door to rear garden, door to:

## Shower Room

Modern refitted suite comprising walk-in shower cubicle with mains shower over and glazed screen, low level WC, wall mounted sink with cupboards under, inset ceiling spot lights, part tiled walls, electric radiator, UPVC double glazed window to side elevation.

## Bedroom One

10'1" x 13'2" (3.08 x 4.02)

UPVC double glazed window to front elevation.

## Bedroom Two

8'7" x 9'1" (2.62 x 2.78)

UPVC double glazed window to rear elevation, storage cupboard, built in desk and inset shelving.

## Outdoor Space

To the rear is an attractive garden with raised decked seating area, mature flower beds, fencing to perimeters and gated access.

## EPC

Environmental impact as this property produces 6.0 tonnes of CO2.



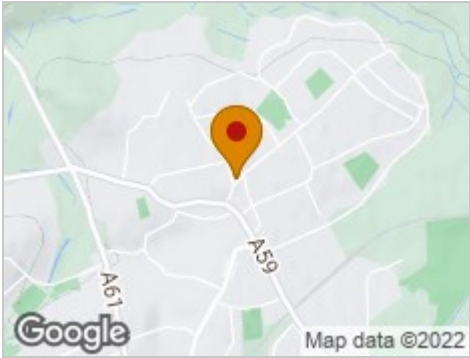
Road Map



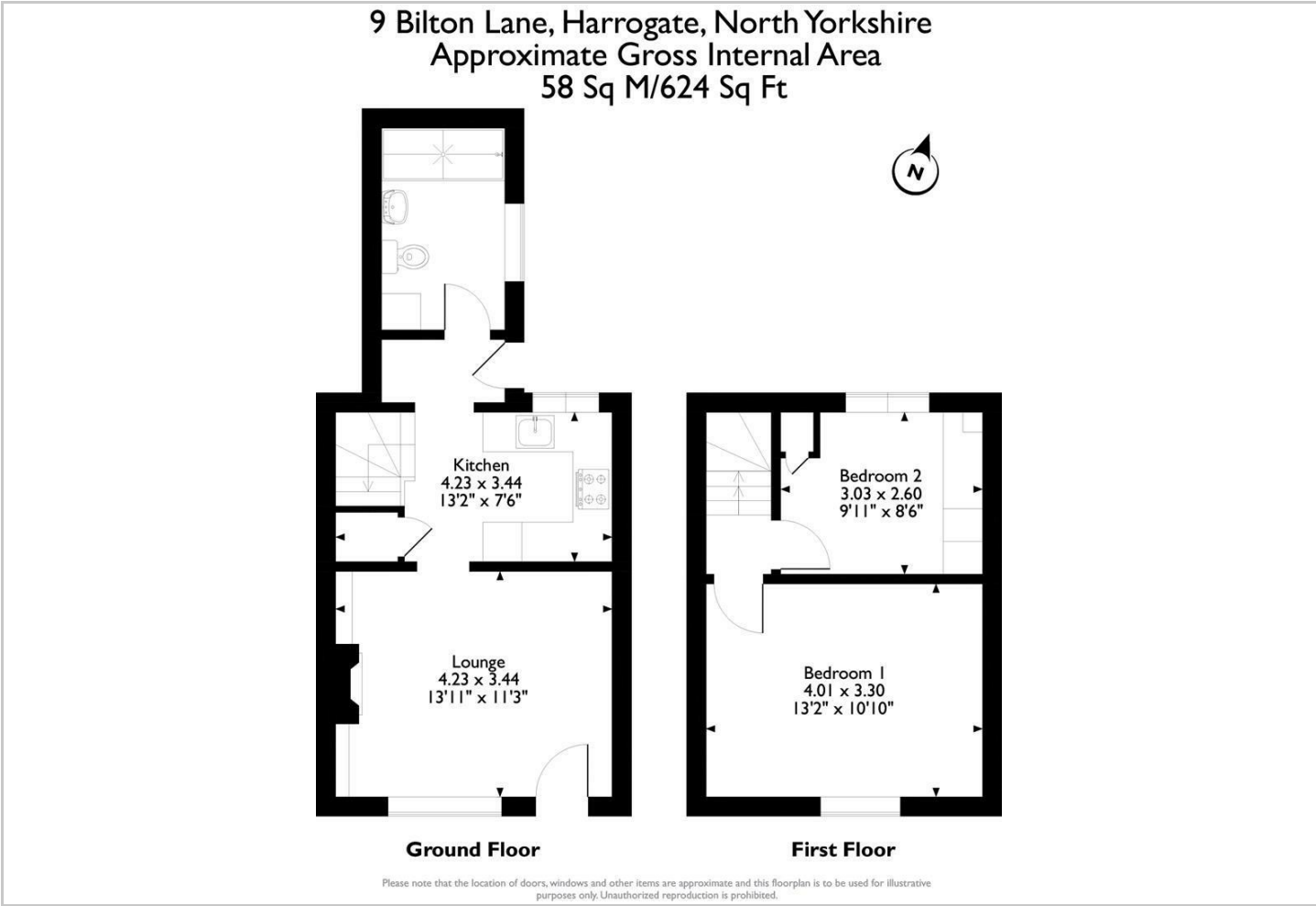
Hybrid Map



Terrain Map



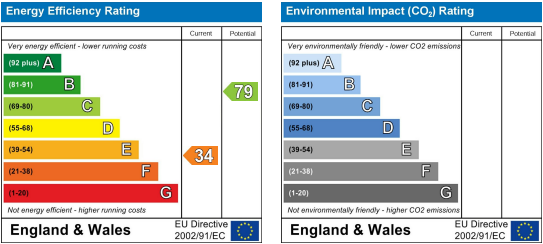
Floor Plan



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.