

HUNTERS®

HERE TO GET *you* THERE



Bilton Lane

Harrogate, HG1 3DP

Council Tax: B

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.

Material Information

Tenure Type; Freehold
Council Tax Banding; B

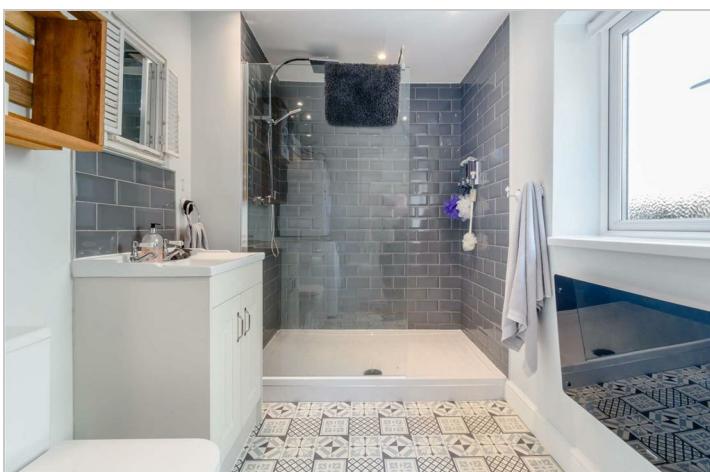
IDEAL FOR INVESTORS AND FIRST TIME BUYERS AND OFFERED TO THE MARKET CHAIN FREE. An opportunity to purchase this attractive two double bedroom character terrace cottage, presented to a high standard throughout and situated in a highly sought-after location, close to a range of local amenities and within easy access of the town centre.

Offering generous living space throughout, the accommodation offers a wealth of charm and character and comprises: Lounge with feature inglenook fireplace and multi fuel burner, modern kitchen with pantry cupboard, rear entrance lobby, modern ground floor shower room with walk-in shower and glazed screen and utility area. To the first floor are two double bedrooms.

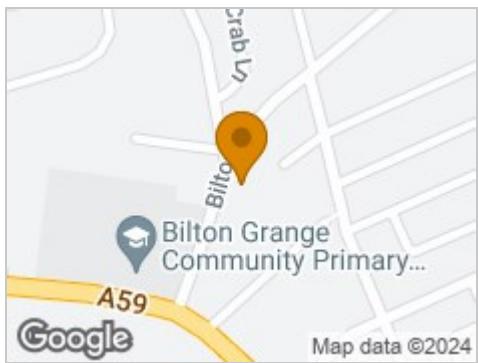
To the outside is an attractive and enclosed rear courtyard garden with mature and well stocked flower beds, a raised decked seating area and double gates lead to the rear.

We strongly recommend an early viewing to appreciate the accommodation on offer.

- IDEAL FOR INVESTORS & FIRST TIME BUYERS
 - Chain free!
 - Lounge with inglenook fireplace & log burner
 - Modern shower room & utility area
 - Attractive enclosed courtyard garden
 - Well presented throughout
 - Modern kitchen
 - Close to local amenities
 - Free mortgage advice - call to enquire



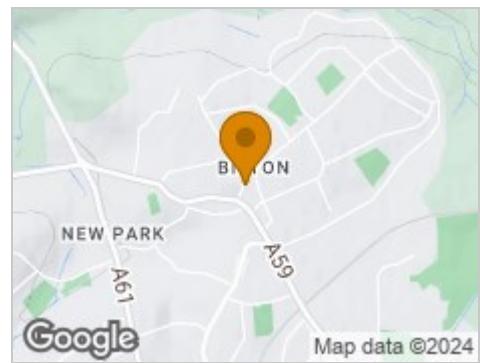
Road Map



Hybrid Map



Terrain Map



Floor Plan

9 Bilton Lane, Harrogate, North Yorkshire
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



Ground Floor

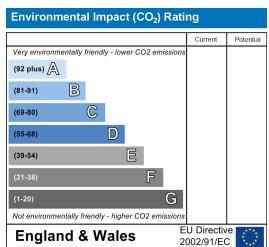
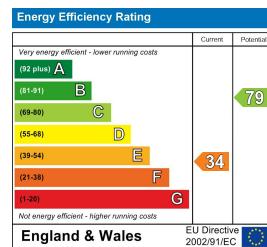
First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.