

FOR SALE



Hill Top Walk, Harrogate, HG1 3BX
Offers Over £250,000



- Popular residential location close to good schools and amenities
- Easy reach of Harrogate town centre and transport links
- Ideal for buyers looking to enhance and personalise a family home
- Three bedrooms: two doubles plus a single
- Open-plan living and dining area with French doors to garden
- Mature rear garden with lawn, patio, and private seating area
- Driveway parking for multiple vehicles
- Front garden and handy gated side access



This welcoming three-bedroom semi-detached property on Hill Top Walk offers a wonderful opportunity for first-time buyers or anyone ready to take the next step into a family home.

Hill Top Walk is a well-established residential area in Harrogate, with excellent local schools, parks, and everyday amenities all close by. While Harrogate town centre-with its shops, cafés, and rail links-is only a short drive or bus ride away.

Well-loved and full of potential, it provides a solid foundation for you to add your own style while enjoying a popular residential setting, with scope for reconfiguration of the layout if desired.

Step into a bright hallway leading to a kitchen fitted with classic white wooden-style units and space for your appliances. Here you'll also find a useful understairs cupboard and a side door providing easy access to the driveway and rear garden. The living and dining areas have been opened up with an archway, creating a flowing, sociable space. French doors at the rear open onto the garden patio-perfect for outdoor dining or watching children play.

Upstairs, a light, airy landing connects two generous double bedrooms and a third single bedroom, along with a family bathroom featuring a white three-piece suite and shower over the bath.

The property enjoys gardens to both front and rear, a driveway with parking for multiple vehicles, and a handy gated side entrance. The rear garden is a particular highlight, offering a mix of lawn and patio with a private seating area and a mature, established feel-ideal for relaxing or entertaining.

This is a home with plenty of charm, flexible potential, and room to reconfigure, ready for its next chapter.

Further information regarding this fantastic home includes:

Tenure: Freehold

Council tax band: C

Utilities: Mains Electricity, Gas & Sewerage

Heating: Gas combi boiler

Broadband availability: Fibre to the property with estimated speeds up to 1800Mbps

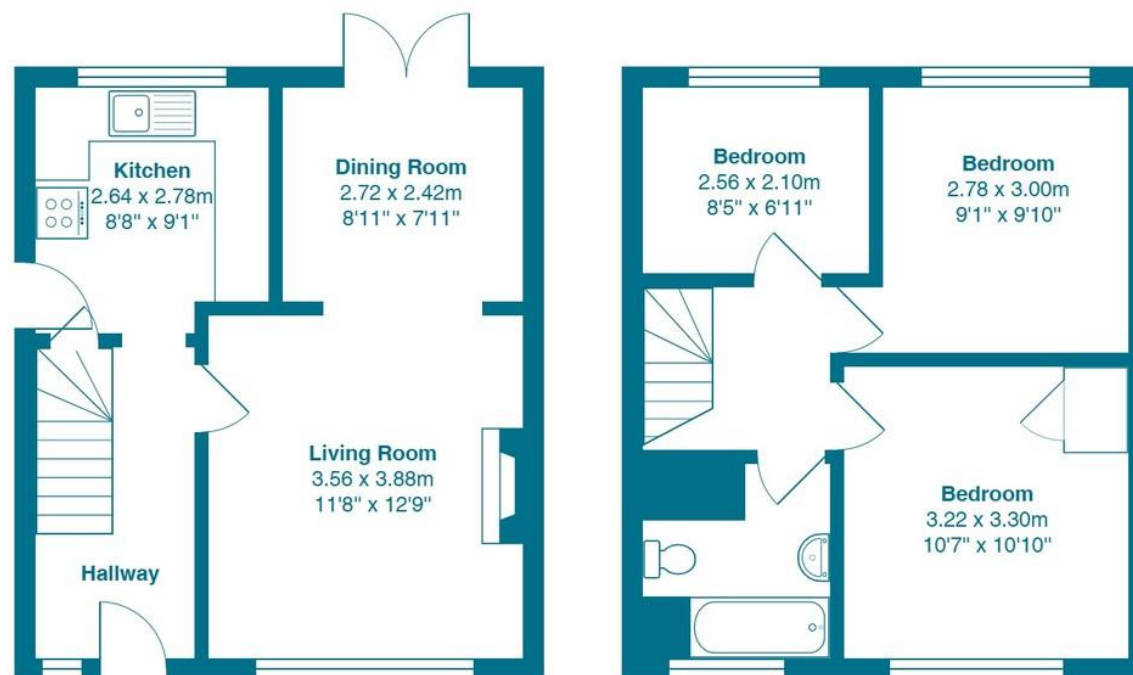
Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY, VIRGN & BT

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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Total Area: 71.2 m² ... 766 ft²

All measurements are approximate and for display purposes only

Martin & Co Harrogate

5 Raglan Street • Harrogate • HG1 1LE
T: 01423565556 • E: harrogate@martinco.com

01423 565556

<http://www.martinco.com>

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