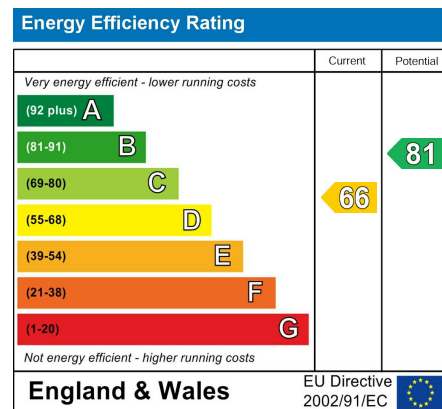


Floor Plan



Energy Performance Certificate



Directions

From Kings Road turn left onto Skipton Road and at the second set of lights turn right onto Bilton Lane. Continue along Bilton Lane past the primary school on the left hand and then take the second left onto Gordon Avenue where the property is found at the end of the cul de sac on the right hand side.

Council Tax Band C Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£265,000

36 Gordon Avenue, Harrogate, HG1 3DH

2 Bedroom Bungalow - Semi Detached

**A two bed roomed semi detached bungalow offering spacious living accommodation throughout and benefitting from a superb location in a quiet cul de sac in Bilton with a wide range of amenities close by and a regular bus service into Harrogate's town centre. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



## Description

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With gas central heating and UPVC double glazing the living accommodation comprises; entrance hallway which opens out into the open plan dining kitchen with a modern fitted kitchen and an opening that leads into the lounge with bi folding doors out onto the decking area. The kitchen includes integrated dishwasher, wine fridge, electric range cooker with space for a free standing fridge freezer. There are two double bedrooms, one with an understairs storage cupboard and a modern house bathroom with a walk in shower, w/c, separate freestanding bath and a hand basin. Stairs lead up to a loft room which is currently used as a play room but offers a variety of uses and further potential development.

Outside there is a shared driveway leading to a privately owned gravelled area offering off street parking for multiple vehicles. To the rear is a large garden with a decking area which is also accessed from the bi folding doors creating a perfect entertaining space with a BBQ area and a good sized lawn.

