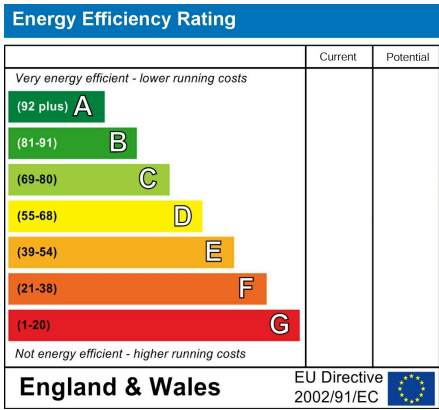


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Kings Road and turn left onto Skipton Road. Take the third right onto Bilton Lane and continue passed Bilton Cricket Club. Turn right onto Sandhill Drive where the property is easily found on your right hand side, clearly marked by a Hopkinsons For Sale board.

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 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.



£365,000

40 Sandhill Drive, Harrogate, HG1 4JR

3 Bedroom House - Semi-Detached

*An immaculately presented three bedroomed semi detached which has had extensive refurbishment throughout and extended to the rear and creating an amazing open plan living kitchen and entertaining area situated in a very popular location in Bilton with a wide range of amenities within walking distance and a regular bus route into Harrogate's town centre.*



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With UPVC double glazing throughout, gas fired central heating which is controlled by Hive and alarm system the living accommodation comprises; entrance hall with under stairs storage cupboard, spacious lounge with a large bay window, a stunning open plan living kitchen which creates superb entertaining space with space for seating and dining. The modern fitted kitchen includes Neff ovens and induction hob, integrated fridge, freezer dishwasher and washer/dryer and double doors leading out onto a south west facing patio area.

On the first floor the landing leads to the Master bedroom with bay window and built in wardrobes, second double bedroom, a good sized third bedroom and a modern house bathroom with shower over the bath, w/c and hand basin with a useful storage cupboard underneath. From the landing there is a useful storage cupboard and a drop down ladder leading to the boarded loft offering great storage space.

Outside to the front of the property is a driveway providing off street parking for multiple vehicles with outdoor plug sockets, outdoor taps with hot and cold water. To the rear is a flagged patio area and a good sized lawn area. There is a garage (measuring 25'3 x 11'6) with power and lighting, electric door.

Located in Bilton there is a wide range of amenities including convenience stores, Butchers, Bakery, Greengrocers, Post Office, hairdressers, various Primary Schools, Cricket Club, countryside walks close by and a regular bus service into Harrogate's town centre.

