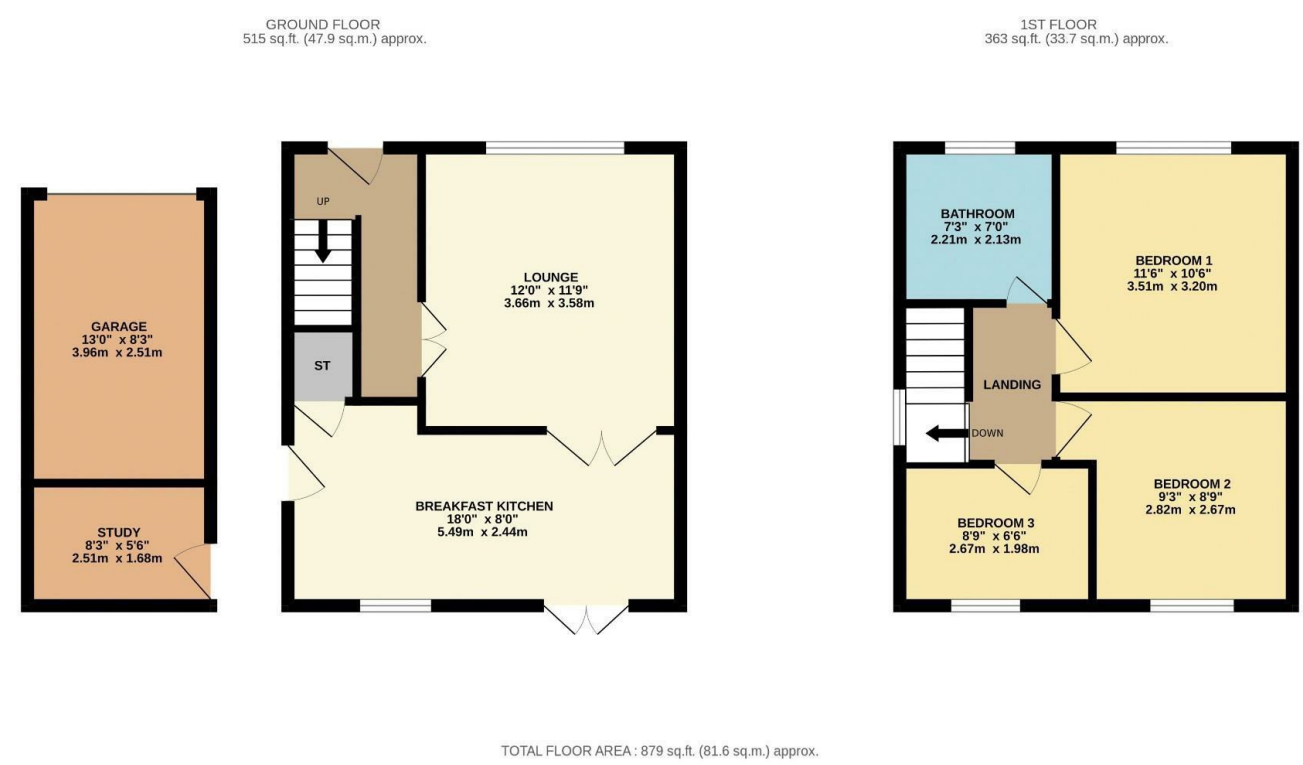
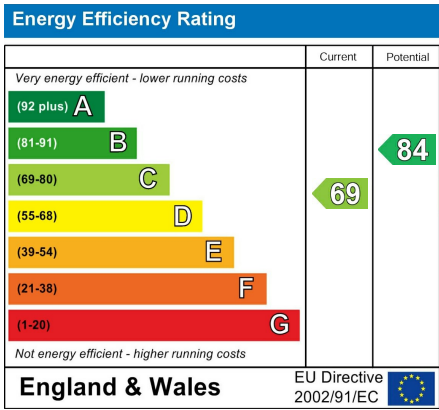


Floor Plan



Energy Performance Certificate



Directions

Turn left from Bilton Lane onto Hill Top Avenue, then first left onto Hill Top Walk where the property is easily found on the right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band    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.



£289,999

19 Hill Top Walk, Harrogate, HG1 3BX

3 Bedroom House - Semi-Detached

A beautifully presented three bedroomed semi detached house that features updated immaculate accommodation located in the ever popular Bilton area of Harrogate.



HOPKINSONS

ESTATE AGENTS

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

Description

With gas fired central heating from a Worcester boiler this charming home features an updated well presented interior with internal inspection strongly recommended.

With full double glazing the accommodation briefly comprises: reception hall, spacious lounge with coal effect gas fire and bi-folding doors leading to full width dining kitchen with double opening doors to the rear garden. The kitchen area features an induction hob with extractor hood, fan assisted oven, integrated fridge, space for washing machine and dishwasher, understairs storage cupboard and side entrance door.

At first floor there is a pulldown ladder that provides access to the loft where there is a Worcester Combi boiler .

From the landing there are three good sized bedrooms and a well presented house bathroom with white suite, P-shaped bath with Mira shower over and heated towel rail.

Outside the property is a lawned garden to the front. There is a side driveway with a double gate enclosing the rear garden. The rear garden has a patio decking area, shaped lawn with flower borders and external tap.

There is a single garage 13 x 9 ft with electric light and power and behind it a converted office/gaming room 8'3 x 5'6 with fitted desk, electric heater, electric light and power.

The property is located in a popular Bilton area of Harrogate close to excellent schools, local shops and bus route.

There are popular walks that can be enjoyed along the nearby Nidd Gorge to Knaresborough and Ripley.

