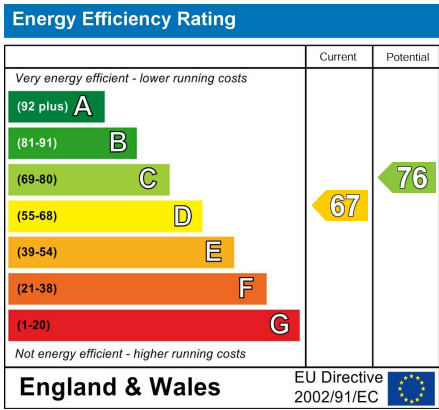




Energy Performance Certificate



Directions

Proceed out of Harrogate on Kings Road and at the t junction lights turn left onto Skipton Road. Continue through the pelican crossing and then turn right onto Bilton Lane. Continue along Bilton Lane and turn left into Hill Top Avenue, 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 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.



Offers In The Region Of £325,000

85 Hill Top Avenue, Harrogate, HG1 3BS

3 Bedroom Bungalow - Detached

A rare opportunity to acquire a spacious three bedroomed detached bungalow situated on a great plot which is private to the rear and benefits from a superb location in the ever popular Bilton area with a wide range of amenities and on a regular bus route. NO ONWARD CHAIN.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

The Property

With gas fired central heating and partial UPVC double glazing the living accommodation comprises; entrance porch leading into the hallway which has a useful storage cupboard, a spacious lounge with feature fireplace, breakfast kitchen with gas cooker, space for a freestanding fridge freezer, plumbing for a dishwasher and a washing machine and with a side door leading out onto the block paved driveway.

Master bedroom with fitted wardrobes, second double bedroom with a built in wardrobe and a good sized third bedroom which could also be used as a dining room or second reception room with doors leading out into the rear garden. There is a house shower room with walk in shower, w/c and hand basin and storage cupboard.

There is also potential for further development in the large roof space which could be further bedrooms and bathrooms subject to planning permission and building regulations.

Outside

Outside to the front of the property is a well maintained flower bed and a block paved driveway which leads down the side of the house leading to a good sized single garage measuring (20' x 10'3) with power and lighting. To the rear is a completely private garden with patio area and seating areas.

Surrounding Area

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.

