



**Hill Top Walk, Harrogate HG1 3BX**



**welcome to**

## **Hill Top Walk, Harrogate**

This neatly presented three bedroom, semi-detached, property is situated on a substantial plot and the popular area of Bilton. The accommodation comprises; entrance hallway, lounge, modern fitted kitchen diner, three bedrooms and bathroom. CALL NOW TO BOOK YOUR VIEWING - OPPORTUNITY NOT TO BE MISSED

### **Hill Top Walk**

We are pleased to offer for sale this neatly presented, three bedroom, semi detached property which is situated on a substantial plot in the popular residential area of Bilton on the northern outskirts of Harrogate. The property features double glazing and central heating throughout. The internal accommodation briefly comprises an entrance hall, living room, modern fitted kitchen / diner, three bedrooms and a bathroom. Externally there are lawned gardens to the front and rear including a raised decking area and a single garage and driveway parking. There is a good range of amenities located nearby including shops, cafes and public houses. There is also easy access to Harrogate town centre and facilities such as the Hydro swimming pool, local golf clubs and the famous stray.

### **Living Room**

11' 6" max into alcove x 12' 7" ( 3.51m max into alcove x 3.84m )

Bright and spacious living room with large double glazed window to the front. There is a gas fire with wooden surround as well as wooden, glazed, doors which lead through into the kitchen / diner. There is also a radiator.

### **Kitchen Diner**

17' 11" x 8' 7" ( 5.46m x 2.62m )

The kitchen features modern wall and base units, dark grey laminate worktops and tiled splashbacks. There is an integrated oven and four ring hob and stainless steel sink and tap. There is space and plumbing for a washing machine and dishwasher as well as an understairs storage cupboard. Laminate wood flooring runs throughout this area and there is a double glazed window to the rear as well as french doors which lead out onto the decking area.

### **Bedroom One**

11' 5" x 10' 7" ( 3.48m x 3.23m )

A good sized double room with double glazed window to the front. There is also a storage cupboard, radiator and television point as well as a radiator.

### **Bedroom Two**

9' 4" x 8' 9" ( 2.84m x 2.67m )

This room could also accommodate a double bed. There is a double glazed window to the rear and laminate flooring as well as a radiator.

### **Bedroom Three**

8' 10" x 6' 5" ( 2.69m x 1.96m )

This room has a double glazed window to the rear and radiator.

### **Bathroom**

6' 11" x 7' 2" ( 2.11m x 2.18m )

The modern bathroom features a p shaped bath with thermostatic controlled shower over, hand wash basin with vanity unit and W.C. There is a double glazed window to the front and one tiled feature wall surrounding the bath / shower. There is also a heated towel rail.

### **External**

To the front of the property there is a large driveway which leads down to the single garage. The front garden is mainly lawned with a hedge to the front. The rear garden is also mainly lawned but features a raised decked area. The garage has been partly converted into a handy office space.





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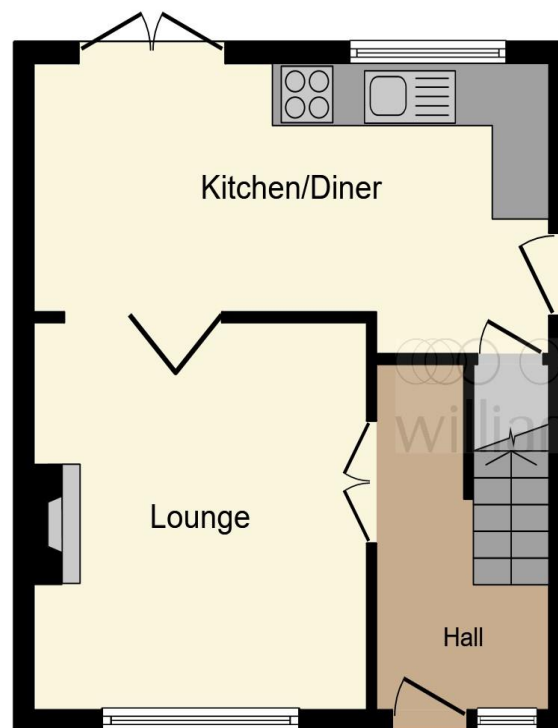
welcome to

## Hill Top Walk, Harrogate

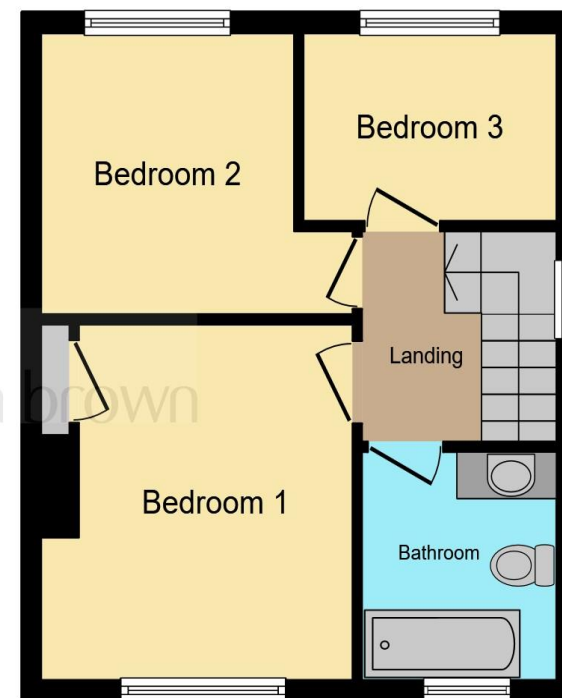
- SEMI-DETACHED
- THREE BEDROOMS
- SUBSTANTIAL PLOT
- GARAGE AND DRIVEWAY
- FRONT AND REAR GARDEN

Tenure: Freehold EPC Rating: C

**£270,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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