



VERITY
FREARSON

55 BILTON GROVE AVENUE, HARROGATE, HG1 4HQ

£537,500

55 BILTON GROVE AVENUE,

Harrogate, HG1 4HQ

A spacious and beautifully presented four-bedroom semi-detached stone-built property with parking and attractive garden, situated on this desirable tree-lined avenue.

This impressive property has been much improved and extended by the current owners in recent years. The property has the benefit of new windows throughout as well as a new roof. The generous accommodation comprises a stunning open-plan kitchen and living area, together with a large separate sitting room and garden room / office extension. There is also a useful downstairs WC and utility room. Upstairs, there are four good-sized double bedrooms, a modern bathroom and stunning en-suite bathroom. A driveway to the rear provides off-road parking and there is an attractive landscaped garden.

The property is situated on this desirable tree-lined avenue which is well served by excellent local amenities, schools and just a short distance from Harrogate town centre. Offered for sale with no onward chain.



2 Reception Rooms · Living Kitchen · Cloakroom · Utility Room

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Attractive Landscaped Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with windows to the front with fitted shutters. Fitted cabinets and shelving.

LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas and full-height glazed windows overlooking the garden. The kitchen comprises a range of modern fitted units with oak worktops on breakfast bar. Gas hob, integrated double oven, dishwasher and fridge / freezer.

GARDEN ROOM / OFFICE

Providing a further sitting area with window and glazed doors overlooking the garden.

UTILITY ROOM

Providing useful storage space and with space and plumbing for washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A double bedroom with fitted wardrobes.

BEDROOM 4

A further good-sized bedroom with fitted wardrobe and airing cupboard.

BATHROOM

A modern white suite comprising twin washbasins set within a vanity unit, and bath with shower above. Fitted linen cupboard.

SEPARATE WC

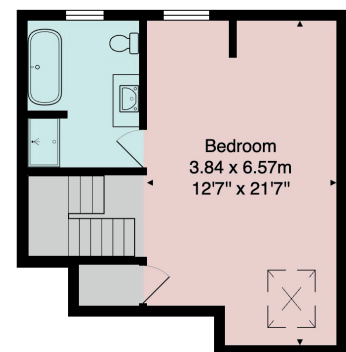
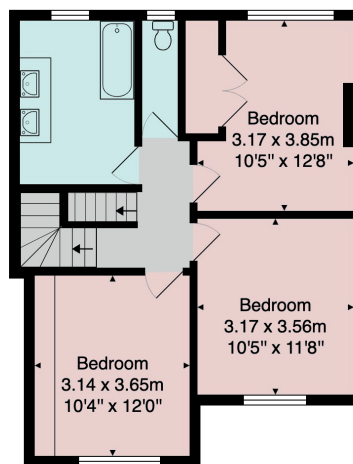
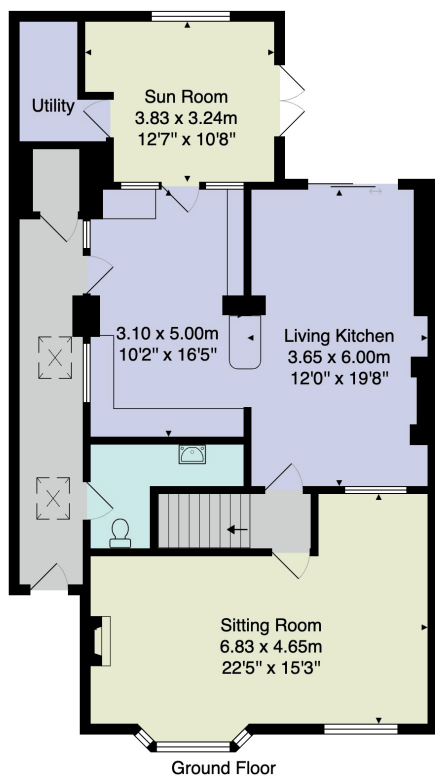
SECOND FLOOR BEDROOM 1

A large double bedroom with window to rear with fitted shutters and window seat with storage below and skylight window. Access to eaves storage space.

EN-SUITE BATHROOM

A modern white suite comprising WC, washbasin set atop of a vanity unit, free-standing bath and large walk-in shower. Tiled walls and floor.

FLOOR PLAN



Total Area: 194.8 m² ... 2097 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Double gates to the rear of the property provide access to a gravel drive where there is off-road parking. Attractive landscaped rear garden with paved sitting area, lawn and planted borders. Useful storage shed.

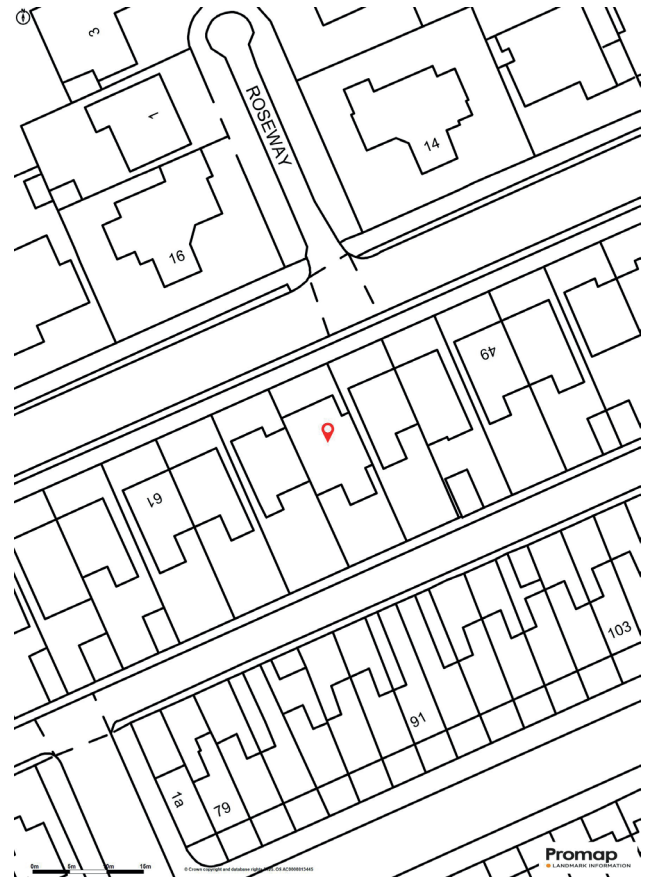
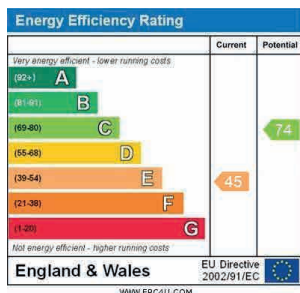
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

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Sales	01423 562 531
Lettings	01423 530 000

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