



67 Bilton Grove Avenue, Harrogate, North Yorkshire, HG1 4HQ

**£325,000**

Offers Over

## 67 Bilton Grove Avenue, Harrogate, North Yorkshire, HG1

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A very good-sized three bedroomed semi-detached property with good-sized garden and garage, situated on this desirable tree-lined avenue well located close to excellent local amenities.

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There is generous accommodation comprising a spacious reception hall, two large reception rooms, kitchen plus dining room extension. Upstairs, there are three large bedrooms, together with a bathroom. To the rear of the property, there is a large and attractive garden, lawn and patio and single garage.

Bilton Grove Avenue is an attractive tree-lined avenue close to a range of excellent local amenities and is just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

A spacious reception room with bay window and feature fireplace.

### FAMILY ROOM

A further reception room.

### DINING ROOM

Providing a useful dining area adjoining the kitchen with glazed doors leading to the garden.

### KITCHEN

With a range of fitted units and space for appliances.

## FIRST FLOOR

### BEDROOMS

There are three good-sized bedrooms on the first floor. The two larger bedrooms have fitted wardrobes.

### BATHROOM

With a white suite comprising a WC, washbasin, and bath with shower above.

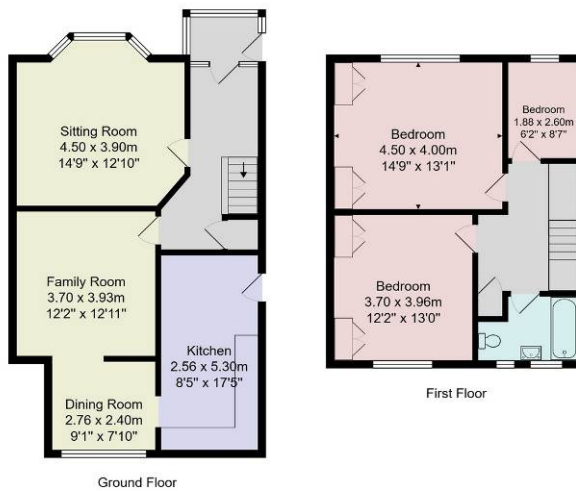
### OUTSIDE

To the rear of the property there is an attractive garden with lawn, patio and planted borders. There is access from the rear lane to a single garage.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 122.2 m<sup>2</sup> ... 1315 ft<sup>2</sup>

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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