



## Fieldway, , Harrogate, HG1 3JZ

- NO ONWARD CHAIN
- Two double bedrooms
- Driveway providing ample off road parking & garage
- Conveniently placed for the local amenities on Bilton Lane & King Edwards Drive
- Well presented throughout

- Modern kitchen with integrated appliances
- Modern bathroom
- Attractive front & rear gardens
- Viewing is highly recommended
- Council Tax Band C

**Offers Over £240,000**





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## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A superb two double bedroom semi detached bungalow, presented to a high standard throughout, situated in a highly sought after location in Bilton, with convenient access to local amenities on Bilton Lane and King Edwards Drive.

With extensive UPVC double glazing and gas central heating, the accommodation comprises: Entrance hallway, lounge, modern kitchen with integrated appliances and door leading to the side of the property, two double bedrooms, bedroom two with sliding patio doors opening to the rear garden and modern bathroom with waterfall taps and shower over bath.

To the outside is a lawn garden to the front, a block paved driveway with double gates, provides off road parking and leads to detached single garage with up and over door. The rear garden is laid mainly to lawn with patio seating area and large pond.

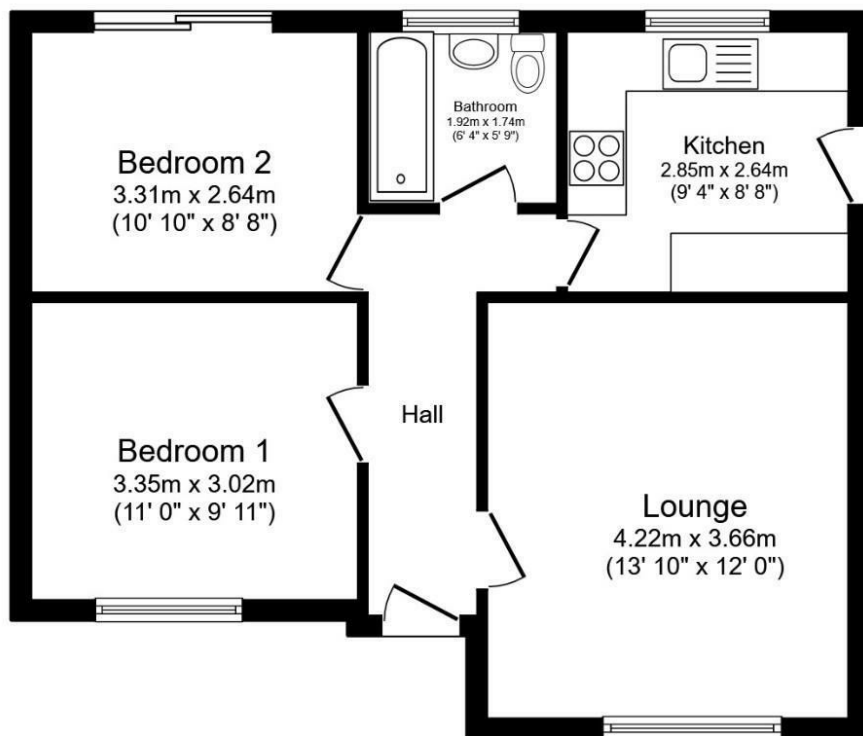
We strongly recommend an early viewing.



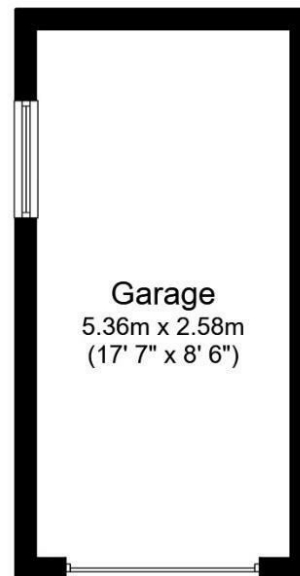








**Floor Plan**



**Garage**

Total floor area 66.1 m<sup>2</sup> (712 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

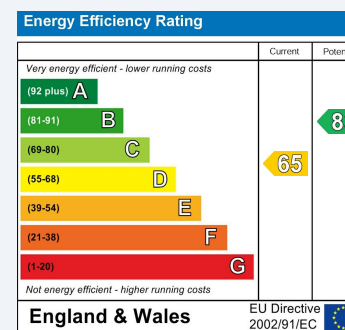
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.