



Hill Top Walk, Harrogate, HG1 3BX

- OFFERED TO THE MARKET CHAIN FREE
- Four bedrooms
- Open plan kitchen dining space
- Beautiful front and rear gardens
- Ideal location in a quiet residential area
- Detached family home
- Immaculately presented with a stylish finish throughout
- Ideal for a growing family
- Driveway parking
- Council Tax Band C



Guide Price £380,000

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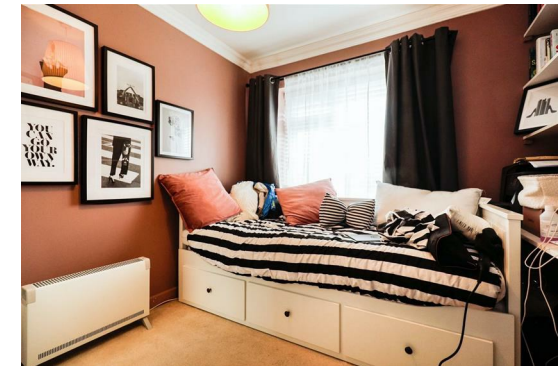
DESCRIPTION

AVAILABLE TO THE MARKET CHAIN FREE. This beautifully presented four bedroom detached house has been stylishly modernised with contemporary touches including heritage colours and sophisticated detailing throughout. Ideal for a growing family or those upsizing, this home is located in a sought after residential area with local amenities close by, excellent transport and road links as well as well-regarded school nearby.

With gas central heating and UPVC double glazing the property briefly comprises: A covered doorway leads in the spacious entrance hall with doors to the lounge on the right, featuring a Bio Ethanol stove and built in storage in the chimney alcoves. Straight ahead into the hub of the house, the all important family open plan kitchen dining space. The kitchen is well appointed with ample wall and base units and a central island. From the dining space, French doors open to a raised deck area ideal for summer entertaining. Access to a rear hallway with door to the guest cloakroom and the fourth double bedroom/ second reception room.

Stairs rise to the first-floor landing with doors to a further three well proportioned bedrooms and the modern bathroom with a chic bath tub and shower overhead.

Outside to the rear, a private rear garden with a decked area, ideal for al-fresco dining, with a few steps down to the lawn bordered by mature hedges and trees. Outside to the front, a pretty, mature flowering garden and lawn with driveway parking for two cars. Available for immediate viewing. Please call to arrange.



EPC

Energy rated: D

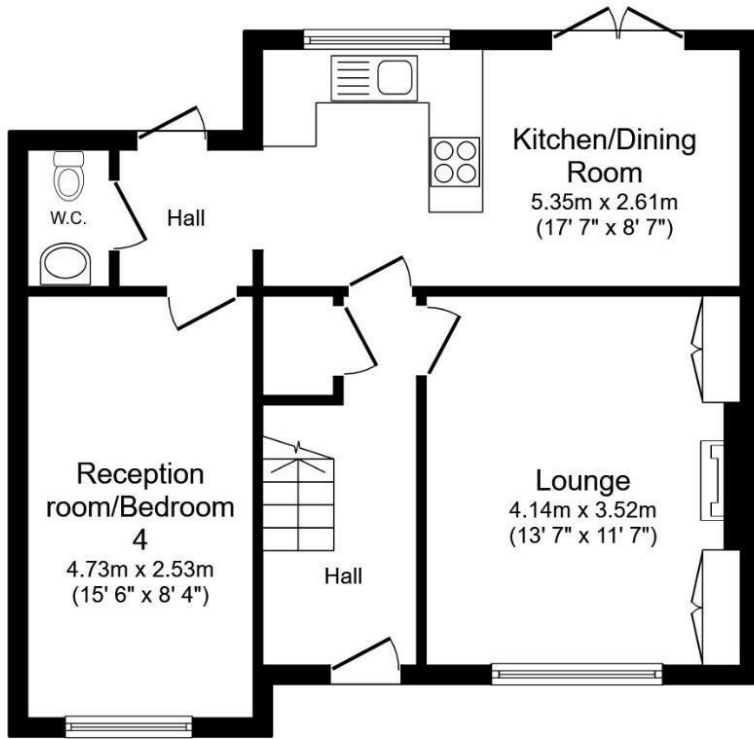
This property produces 4.0 tonnes of CO₂

Material Information - Harrogate

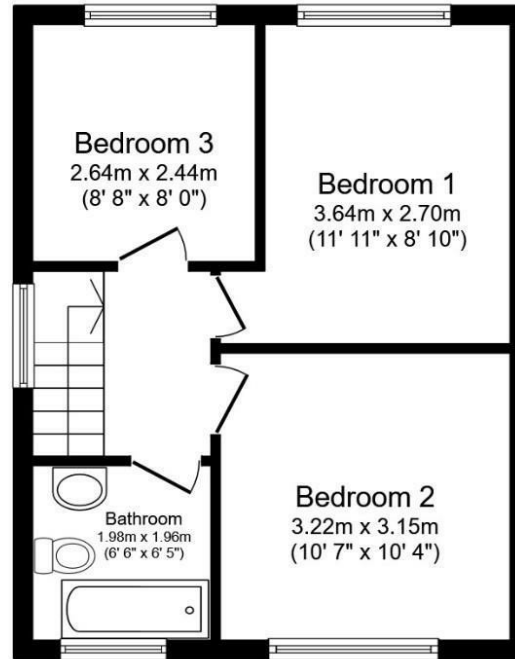
Tenure Type: Freehold

Council Tax Banding: C





Ground Floor



First Floor

Total floor area 90.5 m² (974 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

Viewings

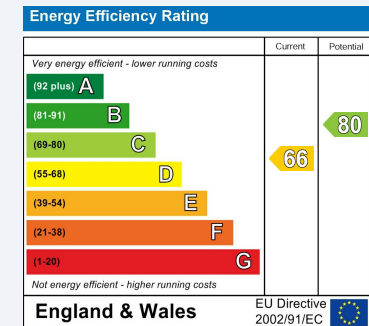
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

