



## Hill Top Grove, Harrogate, HG1 3BP

- TWO DOUBLE BEDROOM BUNGALOW
- Extended to create a generous sized bedroom
- Conservatory
- Driveway parking
- Gas central heating
- Ideal location in a quiet cul-de-sac
- Stunning countryside views
- Single garage suitable for a car
- Easy to maintain garden
- Council Tax band: C



**Guide Price £280,000**



# Hill Top Grove, Harrogate, HG1 3BP

## DESCRIPTION

**TWO BEDROOM BUNGALOW NOW AVAILABLE.** This beautifully presented, two bedroom bungalow has been superbly extended to create a spacious double bedroom with office/ dressing room space. Ideal for a range of buyers this home is located in a sought after residential area, on a quiet cul-de-sac location with local amenities close by, excellent transport and road links as well as well-regarded school nearby.

With UPVC double glazing and gas central heating the property comprises: Entrance into the hallway with doors to the open plan lounge and dining room with bay window and stunning views over countryside, a well appointed kitchen leading to the conservatory, the ground floor bedroom with the benefit of built in wardrobes and the modern shower room. Stairs rise to the first floor bedroom which is generous in size and ideal to incorporate a study area or snug area.

Outside to the front, the property features off-street parking and a single garage. To the rear, a beautiful easy to maintain garden laid to patio and shingle stone, with mature hedges and planted borders and a greenhouse.

To arrange an appointment to view, please call Harrogate Hunters. A viewing is highly recommended.



EPC

Energy rating D

This property produces 3.8 tonnes of CO2

Material Information - Harrogate

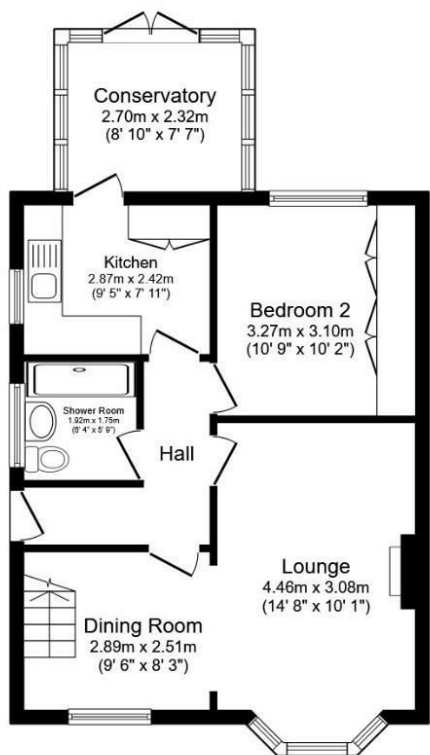
Tenure Type: Freehold

Council Tax Banding: C





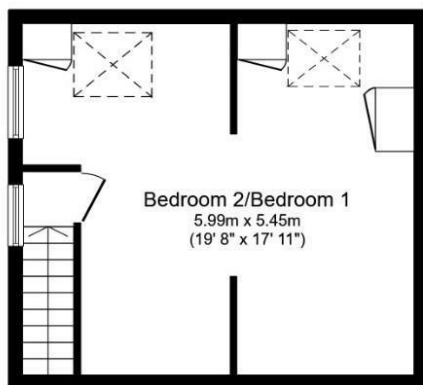




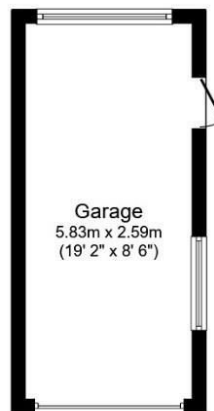
### Ground Floor

Total floor area 103.3 m<sup>2</sup> (1,112 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)



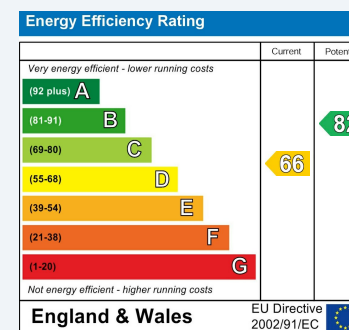
### First Floor



### Garage

## 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.

### 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.



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