



## Byland Grove, Harrogate, HG1 4EU

- NO ONWARD CHAIN
- Three generous bedrooms
- Through lounge / diner
- Extensive UPVC double glazing & gas central heating
- Viewing highly recommended
- Some updating required
- Enclosed rear garden
- Kitchen with utility/store room
- Cul-de-sac location in Bilton
- Council Tax Band B

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**Offers Over  
£160,000**



# Byland Grove, Harrogate, HG1 4EU

## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase a spacious three bedroom mid-terrace home, with enclosed rear garden, in need of some updating, situated in a sought after cul-de-sac location in Bilton.

With extensive UPVC double glazing and gas central heating, the accommodation comprises: Entrance hallway, through lounge/diner, kitchen with door opening to the rear garden and utility/store room. A first floor landing serves three bedrooms and house bathroom with white suite.

To the outside, is a lawned garden to the front with gate and path leading to the front door and to the rear is an enclosed rear garden laid mainly to lawn. The property also has the benefit of unrestricted on-street parking.

Directions: From King Edwards Drive, turn onto Poplar Grove and continue for some distance, turning left onto Roche Avenue, right at the mini roundabout onto Byland Road and first left onto Byland Grove, where No. 5 can be found on the left hand side.

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B

EPC

Energy rating D

This property produces 4.0 tonnes of CO2









GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

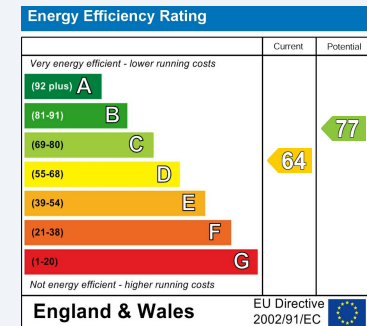
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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