



Hill Top Road, Harrogate, HG1 3AN

- Three spacious bedrooms, two with en suite bathrooms
- Driveway with off-road parking
- Close to local amenities
- Separate utility room
- Close proximity to excellent local schools
- Private back garden
- Open plan kitchen, diner and lounge
- Designed to maximise natural light and space
- Move-in ready condition
- Council Tax Band C

Guide Price £400,000



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DESCRIPTION

Located on Hill Top Road, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three generous bedrooms, two of which boast en suite facilities, this property is ideal for families or those seeking extra space.

The heart of the home is an inviting open plan kitchen diner and lounge, creating a warm and sociable atmosphere for both entertaining and everyday living. The layout is designed to maximise light and space, making it a welcoming environment for family gatherings or quiet evenings in.

In addition to the spacious reception areas, the property features a well-appointed bathroom, ensuring convenience for all residents. The driveway provides off-road parking, a valuable asset in this sought-after area, allowing for easy access and peace of mind.

The property also boasts a private back garden, perfect for outdoor dining, family activities, or simply unwinding in the fresh air.

This home is not just a place to live; it is a sanctuary that combines practicality with style. With its prime location in Harrogate, residents can enjoy the benefits of local amenities, parks, and excellent transport links. This property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed home.

EPC

Energy rating C

This property produces 4.2 tonnes of CO₂

Material Information - Harrogate

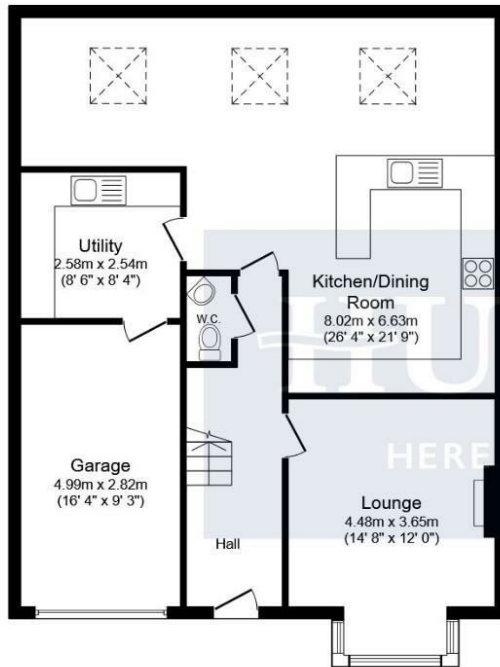
Tenure Type: Freehold

Council Tax Banding: C



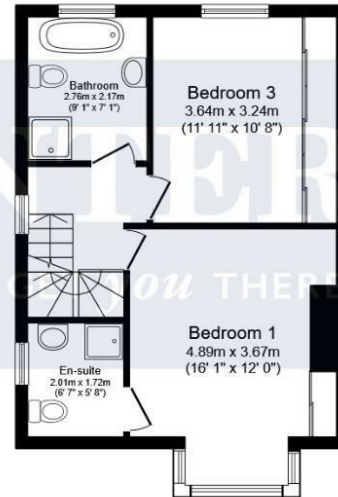


7 Hill Top Road, Harrogate, HG1 3AN



Ground Floor

Floor area 88.6 sq.m. (953 sq.ft.)



First Floor

Floor area 41.9 sq.m. (451 sq.ft.)



Second Floor

Floor area 25.6 sq.m. (275 sq.ft.)

Total floor area: 156.1 sq.m. (1,680 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Viewings

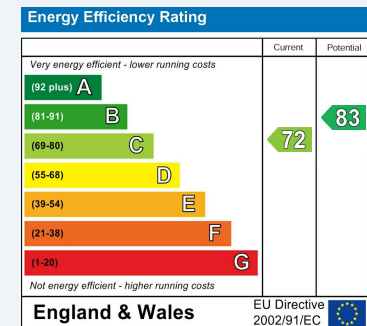
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.