



## Bilton Grove Avenue, Harrogate, HG1 4HQ

- NO ONWARD CHAIN
- Stunning open-plan kitchen diner
- Cosy and welcoming lounge
- Strong transport links to Harrogate town centre and beyond
- Early viewing highly recommended
- Highly desirable tree-lined avenue in Bilton Grove
- Three spacious double bedrooms
- Private, low-maintenance patio garden
- Some lovely period features throughout
- Council Tax Band D

**Guide Price £360,000**





# Bilton Grove Avenue, Harrogate, HG1 4HQ

## DESCRIPTION

**NO ONWARD CHAIN.** A beautifully presented three-bedroom semi-detached home situated on the ever-desirable Bilton Grove Avenue – a highly sought-after tree-lined street known for its charm and convenience.

The property offers generous and flexible accommodation, including a stunning open-plan kitchen diner – perfect for modern family living – together with a bright and welcoming lounge. Upstairs, there are three spacious double bedrooms and a house bathroom. To the rear, the property enjoys a private, low-maintenance patio garden, ideal for outdoor dining and entertaining.

Bilton Grove Avenue is ideally positioned close to excellent local schools, independent shops, and cafés, with easy access to Harrogate town centre and its wealth of amenities. Strong transport links also make this an attractive option for commuters.

Homes on this street are rarely available, and viewings are highly recommended.

### EPC

Energy rating D

This property produces 5.8 tonnes of CO<sub>2</sub>

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: D

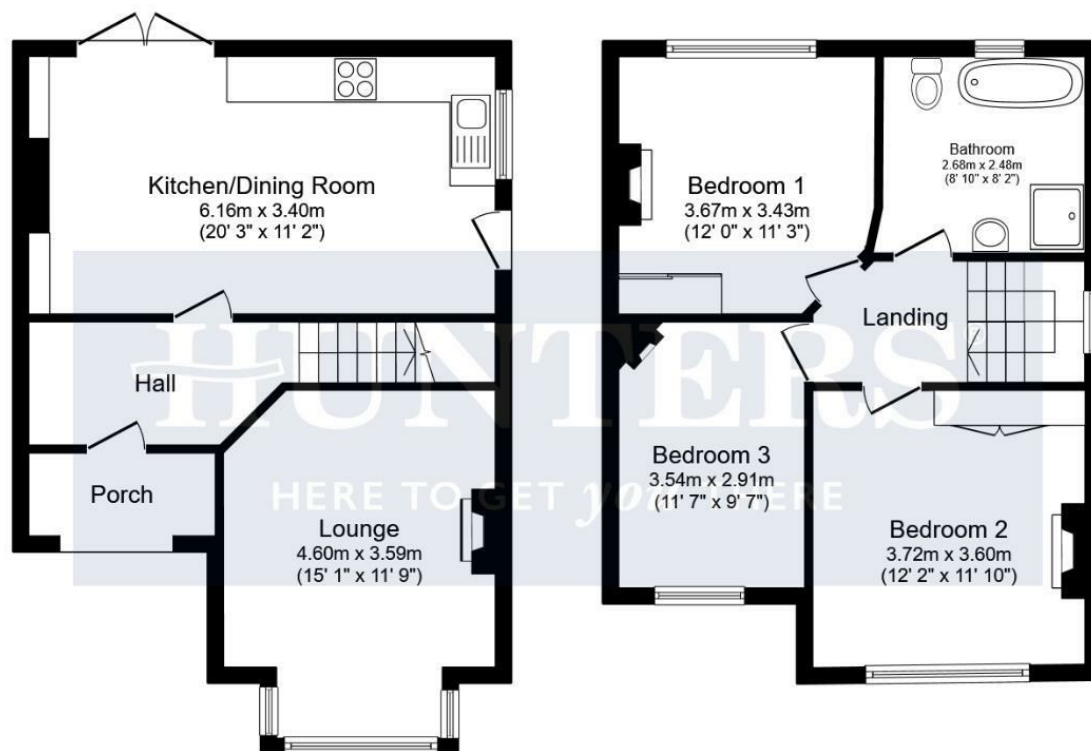








73, Bilton Grove Avenue, Harrogate, HG1 4HQ, GB



**Ground Floor**  
Floor area 47.3 sq.m. (509 sq.ft.)

**First Floor**  
Floor area 46.9 sq.m. (505 sq.ft.)

Total floor area: 94.2 sq.m. (1,014 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](http://www.Propertybox.io)

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### Viewings

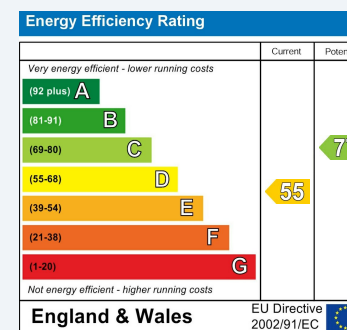
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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