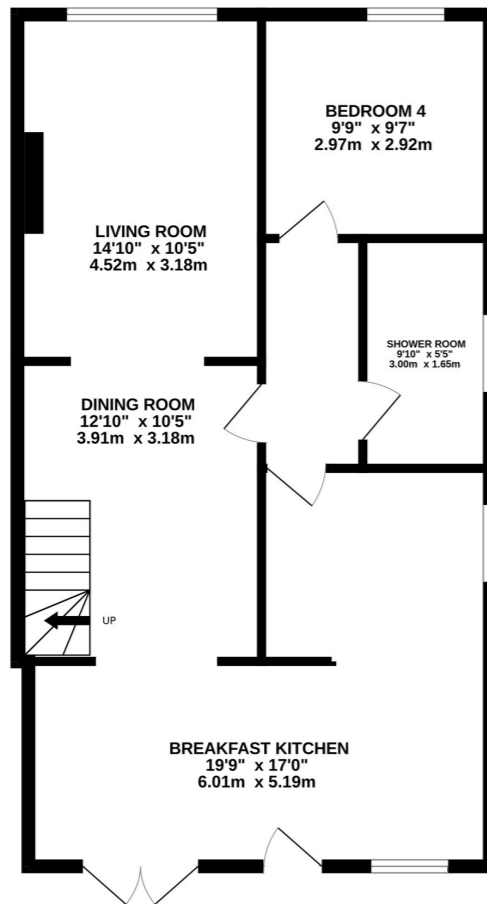
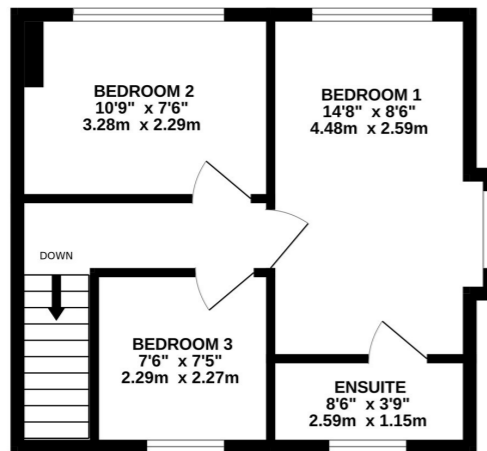


GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**40 HILL TOP RISE  
HARROGATE, HG1 3BW**

**£345,000**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

# 40 HILL TOP RISE | HARROGATE | HG1 3BW

An extended dormer bungalow in a popular residential location

Living Room | Dining Room | Breakfast Kitchen

Four Bedrooms | En-suite | House Shower Room

Good Sized Gardens | Large Detached Garage

Council Tax: Band C | Energy Rating: C | Tenure: Freehold



A beautifully presented and extended dormer bungalow situated in this popular residential location and having the benefit of extensive driveway, gardens to the front and rear, double glazing and spacious well-planned accommodation.

The property is within easy reach of local shops, and schools, with Harrogate town centre a short distance away.

The accommodation comprises: Living room with wood burning stove, dining room, large open plan breakfast kitchen, ground floor bedroom and ground floor shower room. To the first floor there are three further bedrooms and an en suite shower room.

The property has an extensive driveway leading to a large detached garage 15'5" x 11'7".

There are lawned gardens with a feature wishing well and a flagged patio with raised flowering borders, feature brick walling and boundary fencing.

