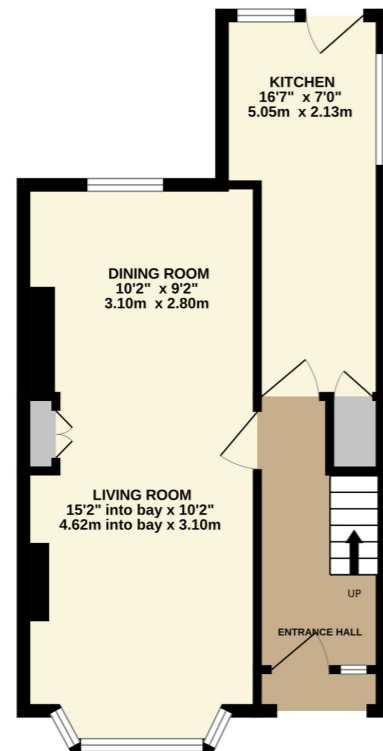
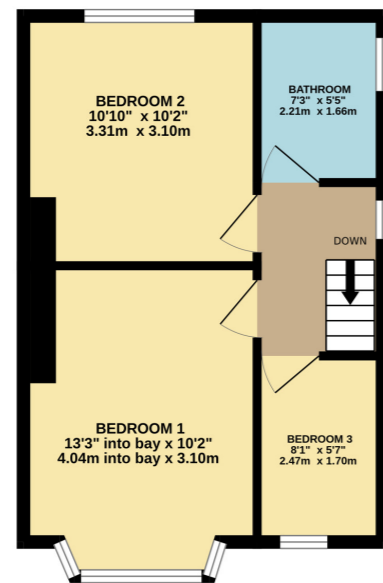


GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**51 HILL TOP AVENUE
HARROGATE**

£295,000

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.

A beautifully presented semi detached property, situated in this popular residential location, close to schools and shops with the Harrogate town centre a short distance away.

The property has the benefit of double glazing, central heating and a pleasant outlook to the rear due to its elevated position.

The accommodation comprises: Covered entrance porch leading to the entrance hall, good size living room with bay window and being open plan to the dining room, extended, recently installed kitchen with a range of integrated appliances and a useful store cupboard. To the first floor there are three bedrooms and a beautifully appointed house bathroom.

To the front of the property there is a good sized driveway with off street parking for several vehicles and side pathway leading to a hand gate. To the rear is an enclosed garden with flagged patio area, raised deck and lawn with timber boundary fencing and a garden shed.

3 Bedrooms

2 Reception Rooms

1 Bathroom

Council Tax: C

Energy Rating: D

Tenure: Freehold



DIRECTIONS - HG1 3BJ

From Harrogate take the Skipton Road. Turn right onto Bilton Lane and then left onto Hill Top Avenue.

APPROXIMATE DISTANCES

| | |
|-----------------|--------------|
| Town Centre | 2,000 metres |
| Railway Station | 2,000 metres |
| Bus Route | 15 metres |
| Airport | 14 miles |