

**HILL TOP GROVE
HARROGATE
HG1 3BP**



**NICHOLLS
TYREMAN**

1 HILL TOP GROVE | HARROGATE | HG1 3BP

An excellent opportunity to purchase this lovely three-bedroom semi-detached dormer bungalow offering spacious accommodation, lovely corner plot and located on a quiet no through road in a popular residential area of Harrogate.

Entrance Hall | Living Room | Kitchen | Conservatory

Three Bedrooms | Bathroom | Shower Room

Garden | Garage

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

£325,000





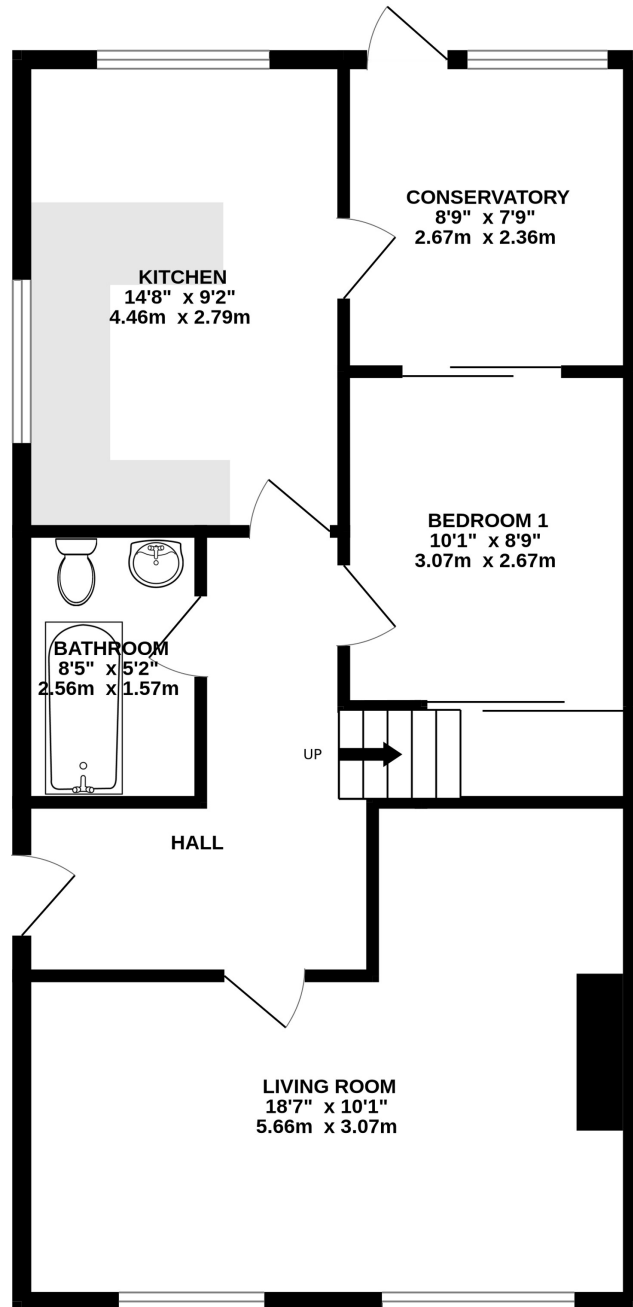
The property is offered with gas fired central heating and double glazing throughout and briefly comprises; entrance hall, dining kitchen with fitted wall and floor units and dual aspect windows, large living/dining room with hardwood floor and large windows, double bedroom with fitted wardrobes and bathroom with shower over the bath completes the ground floor.

To the first floor there are a further two double bedrooms, spacious landing area with eaves storage cupboards and a shower room.

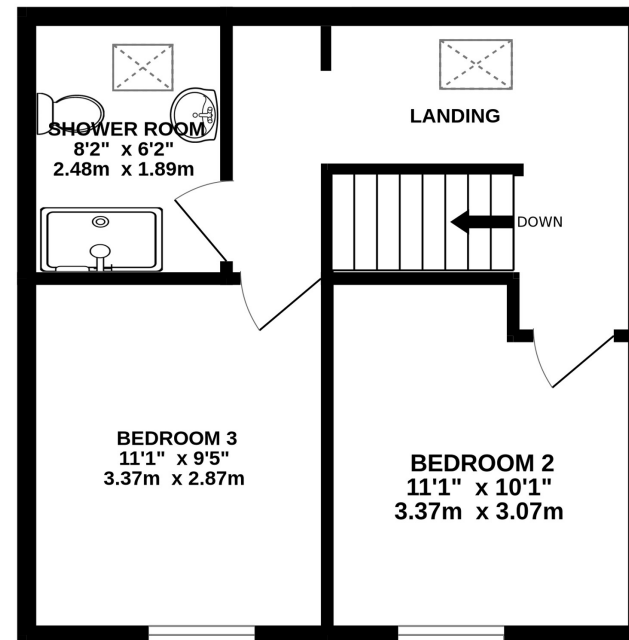
Externally the property benefits from a lovely front corner garden with colourful blossom trees, mature shrub beds, driveway and single garage along with a side storage area and rear garden laid to lawn.



GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



FIRST FLOOR
363 sq.ft. (33.7 sq.m.) approx.





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

WWW.NICHOLLSTYREMAN.COM

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.