



37 Hill Top Avenue, Harrogate

£300,000

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A well-presented and extended three-bedroom semi-detached house, situated in a quiet position within a popular north Harrogate location.

Externally, the property benefits from a generous rear garden, predominantly laid to lawn and enclosed by timber fencing, providing a safe and private space ideal for families. A paved seating area directly to the rear of the house offers the perfect setting for outdoor dining and entertaining. A garden shed provides useful additional storage. To the front a driveway provides off-street parking along with gated side access to the rear.

This is a fantastic opportunity to acquire a stylish and well-maintained home in a popular residential location, ideal for families or professionals alike.

Hill Top Avenue is a quiet residential street, situated within this popular north Harrogate location, well served by local amenities and just a short distance from Harrogate town centre.

Council Tax band: C

Tenure: Freehold

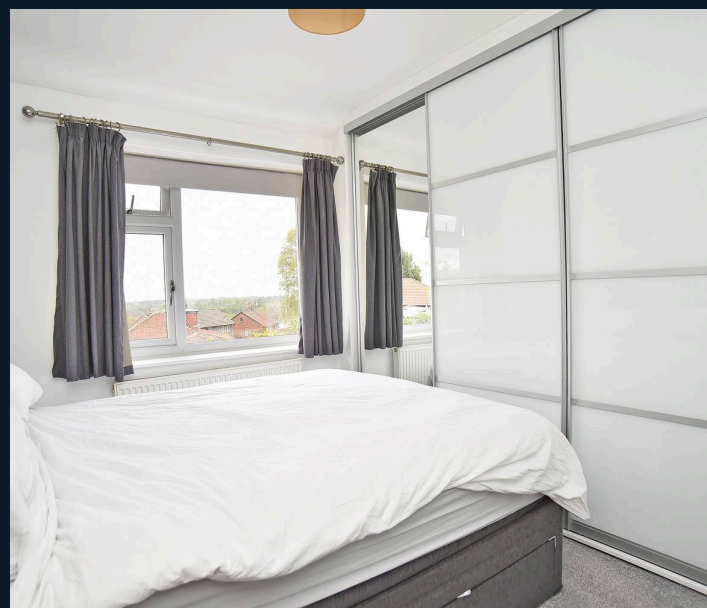
EPC Energy Efficiency Rating: C

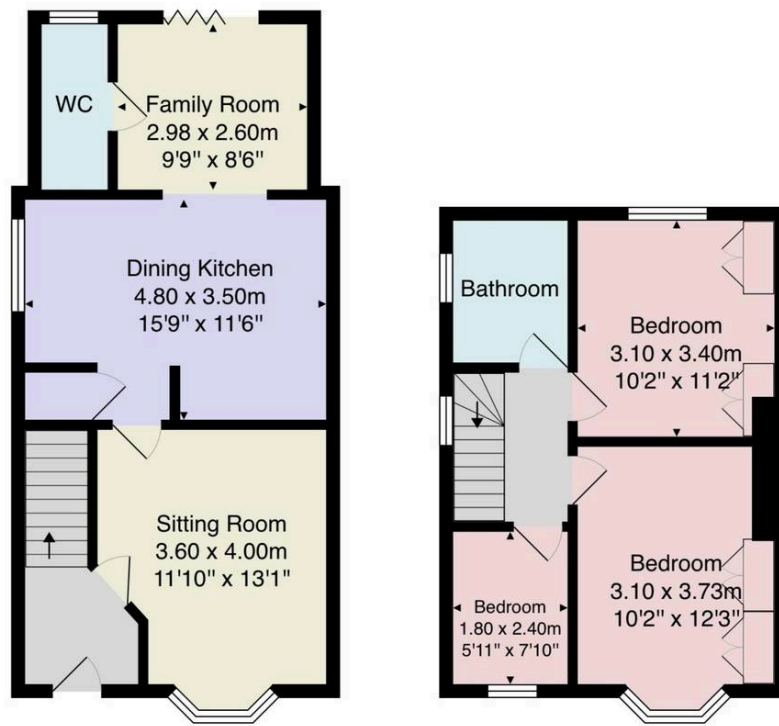
EPC Environmental Impact Rating: C



The accommodation opens via a welcoming entrance hall, finished with modern flooring and a contemporary vertical radiator, creating an immediate sense of style. To the front of the property is a beautifully presented bay-fronted sitting room, filled with natural light and centred around an attractive wood-burning stove set within a feature chimney breast, providing a cosy focal point. To the rear lies the true heart of the home an impressive open-plan living dining kitchen, thoughtfully extended to create a bright and sociable space ideal for modern family living. The kitchen is fitted with a range of contemporary wall and base units, complemented by solid wood worktops and a central island incorporating a breakfast bar and hob with feature extractor above. There is ample space for a family dining table, while the living area enjoys views over the rear garden, with bi-fold doors opening onto a paved seating area, seamlessly blending indoor and outdoor living. A skylight and additional windows flood the space with natural light. A useful ground floor WC completes the accommodation.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom is bright and spacious, benefitting from fitted wardrobes providing excellent storage. The second bedroom is another generous double, featuring a bay window that enhances both space and light, while the third bedroom offers flexibility as a nursery, home office, or single bedroom. The accommodation is served by a modern house bathroom, fitted with a contemporary suite including a bath with shower over, vanity unit, and stylish tiling throughout.





Ground Floor

First Floor

Total Area: 85.4 m² ... 919 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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