



46 Bilton Lane, Harrogate

OFFERS OVER £400,000

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A rare opportunity to acquire a substantial detached 4/5 bedroom home occupying a generous mature plot in one of Harrogate's most established residential locations.

Requiring complete modernisation throughout, this characterful detached property offers exceptional scope for renovation, reconfiguration and extension, subject to the necessary consents. Occupying a generous plot with attractive gardens to the front and rear, the property presents an increasingly rare opportunity for purchasers to create a bespoke family home in a desirable residential setting.

The property enjoys a convenient position within this well-established residential area, being well served by local amenities, schools and transport links, whilst Harrogate town centre is within easy reach.

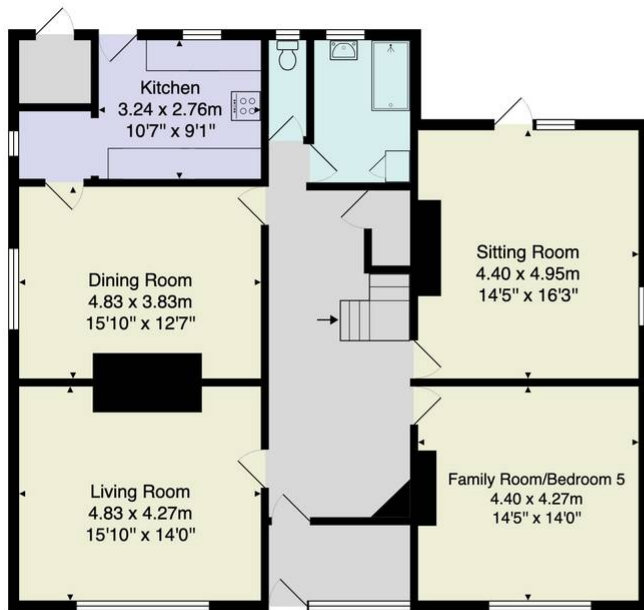


The accommodation, extending to over 2,200sqft, is centred around an impressive entrance hall with galleried landing and original staircase, creating a striking first impression and retaining much of the property's character and charm. The versatile ground floor layout currently comprises four reception rooms (one of which could provide a 5th double bedroom), kitchen, bathroom and separate WC, whilst the first floor provides four well-proportioned bedrooms.

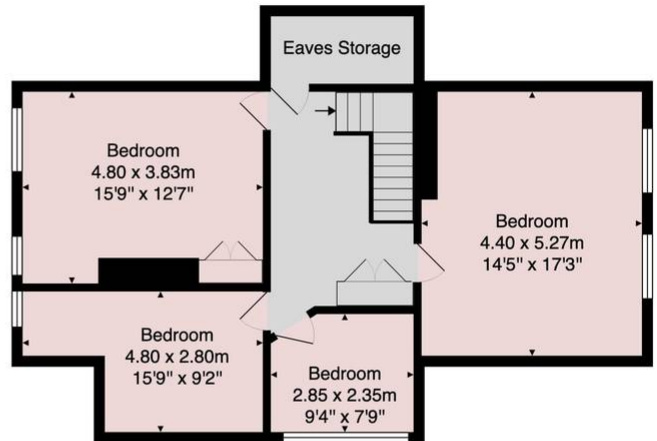
Although now in need of comprehensive refurbishment, the property offers enormous potential to restore and enhance a substantial family residence, with scope to remodel the existing accommodation to suit modern family living requirements.

Externally, the property occupies a particularly attractive plot with mature gardens, established hedging and specimen trees providing a good degree of privacy. A driveway provides off-street parking and leads to a detached garage situated to the side and rear of the property. The generous rear garden is predominantly laid to lawn and offers excellent space for family use, landscaping or future extension, subject to the necessary permissions.





Ground Floor



First Floor

Total Area: 208.9 m² ... 2248 ft²

All measurements are approximate and for display purposes only.

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