

TO LET



Hill Top Rise, Harrogate, HG1 3BW
£1,200 pcm


MARTIN&CO



Date available: 28th August 2026

Rent: £1,200PCM

Deposit: £1,380

Unfurnished

Council Tax band: C

- Two-bedroom semi-detached bungalow
- Popular Bilton location with excellent local amenities
- Freshly decorated throughout in a neutral style
- Spacious living room with room for dining
- Flexible second bedroom/additional reception space
- Low-maintenance front and rear gardens
- Off-street parking & standalone garage
- Available for immediate occupation, subject to referencing



Martin & Co are delighted to offer to the lettings market this well-presented two-bedroom semi-detached bungalow, situated in a popular residential position on Hill Top Rise in the sought-after Bilton area of Harrogate.

Freshly decorated throughout in a neutral style, the property is ready for immediate occupation, subject to the usual referencing process, and offers well-proportioned accommodation together with a generous plot, low-maintenance gardens, off-street parking and a detached/standalone garage.

The property is entered via a welcoming hallway, providing access to all of the principal rooms. The spacious living room is a particularly versatile room, with ample space for both comfortable seating and a dining area if required. The room benefits from plenty of natural light and provides a generous central living space.

There are two bedrooms, with the principal bedroom positioned to the rear of the property. The second bedroom is a useful and flexible space which would make an ideal second bedroom, guest room, home office or additional sitting/dining area depending on the tenant's requirements.

The well-presented kitchen is fitted with a range of wall and base units and comes equipped with a fridge freezer, washing machine and freestanding cooker, providing a practical and ready-to-use kitchen from the outset. A useful sunroom adjoins the kitchen, offering further flexibility and access towards the garden.

The bathroom is fitted with a white suite comprising shower over bath, wash hand basin and WC.

Externally, the property occupies a generous plot, with low-maintenance gardens to both the front and rear. There is also off-street parking and a separate standalone garage, providing excellent additional storage or parking space.

Bilton is a well-established and increasingly popular residential area to the north of Harrogate, offering a friendly community feel while remaining within easy reach of Harrogate town centre. With a good selection of independent local businesses, giving the area its own distinctive character. You will find traditional butchers, a bakery, fruit and vegetable shop, cafés, convenience stores and other independent businesses, making it easy to pick up everyday essentials locally. The area also benefits from a number of green spaces and recreational

facilities, while the surrounding residential streets offer a pleasant community atmosphere.

Harrogate town centre is within easy reach, offering a much wider selection of shops, restaurants, bars, cafés and leisure facilities, while the A59 provides convenient road links towards York, Skipton and the wider Yorkshire area.

Further information regarding this fantastic property includes:

This property will be let on a Assured Periodic Tenancy and managed on behalf of the landlord by Martin & Co Harrogate, under the Renters Rights act 2025

The landlord would consider pets, subject to discussion and the relevant terms.

Utilities: Mains gas, electricity, water & sewerage

Council tax band: C

EPC Rating : TBC

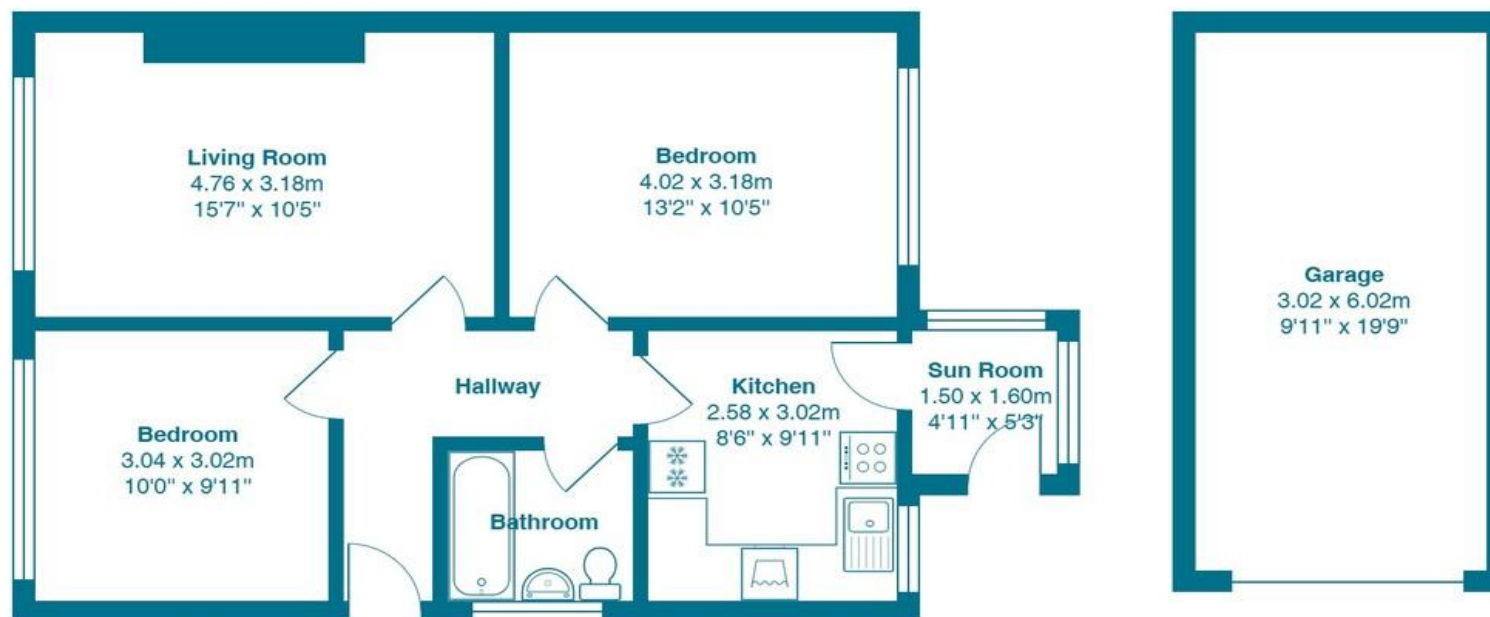
Broadband availability: Fibre to the property with potential speeds up to 1,800 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY, BT & VIRGIN

Flood Risk: Rivers & Seas - Low Risk, Surface water-





Hill Top Rise, Harrogate, HG1 3BW
 Total Area: 59.5 m² ... 641 ft² (excluding garage)
 All measurements are approximate and for display purposes only

Martin & Co Harrogate

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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