



34 Bilton Lane, Harrogate

£350,000



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#DARINGTOBEDIFFERENT



A very spacious three bedroom semi-detached house occupying a generous plot in this popular and convenient location. The property now offers purchasers an excellent opportunity to update and modernise the accommodation to suit their own requirements, whilst benefiting from well proportioned rooms, attractive gardens and excellent potential for further enhancement.

The property is situated in a desirable residential area, well served by local amenities and schools, convenient for Harrogate town centre and within easy reach of beautiful open countryside.

OUTSIDE

A particular feature of the property is the generous plot.

A driveway provides off-road parking and leads to a carport.

The attractive gardens comprise lawned areas, patio seating and a garden shed, together with a useful outside store.

The property offers excellent potential to create a superb family home in this sought-after location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:



GROUND FLOOR

An entrance porch leads into a spacious reception hall which provides access to the principal accommodation.

The sitting room is a generous reception room featuring a bay window and attractive tiled fireplace.

There is a separate dining room with fireplace and window overlooking the rear garden, providing a further reception room and entertaining space.

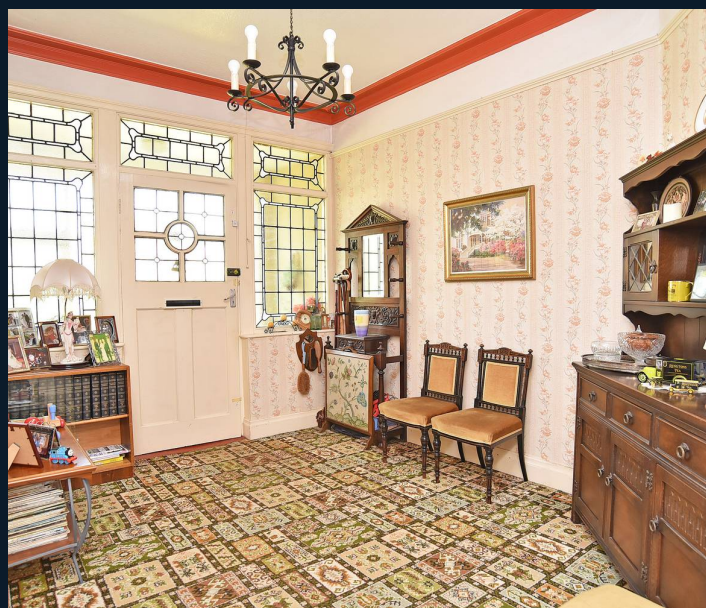
The kitchen offers space for a dining table and is fitted with a range of wall and base units with space for appliances. A door leads directly to the garden.

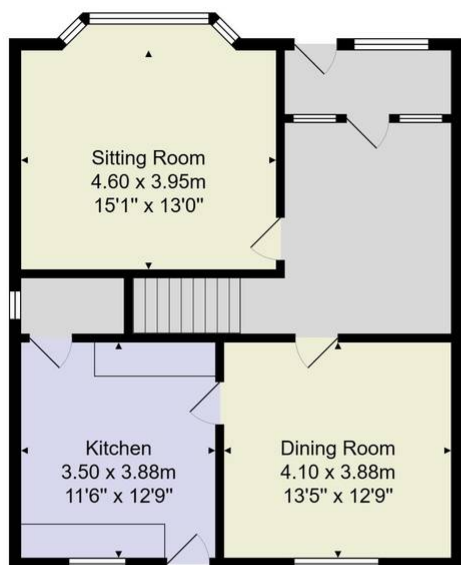
FIRST FLOOR

On the first floor there are three very good sized bedrooms.

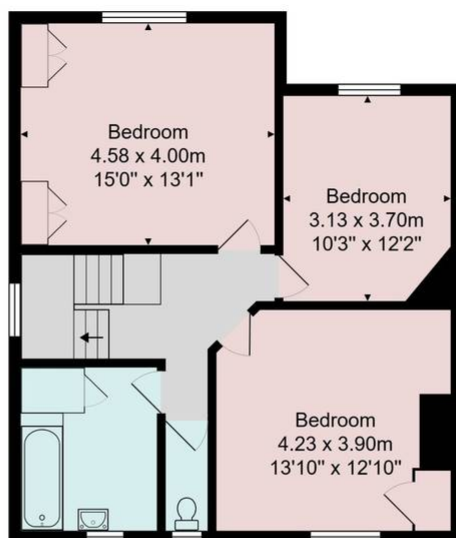
The bathroom is fitted with a washbasin and bath, whilst there is a separate WC.

A pull-down ladder provides access to a useful attic room with windows, offering excellent additional storage space and potential for a variety of uses, subject to any necessary consents.

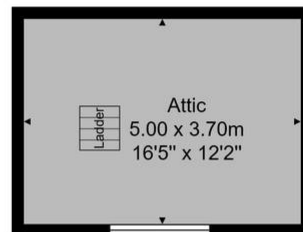




Ground Floor



First Floor



Total Area: 139.1 m² ... 1498 ft² (excluding attic)

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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