



3 Bilton Drive, Harrogate

£425,000



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An impressive four/five-bedroom Victorian townhouse revealing beautifully proportioned accommodation arranged over four floors, extending to over 2,000 sq ft and offering an exceptional blend of period character, versatility and modern practicality.

Occupying a sought-after position within the ever-popular Kings Road district of Harrogate, this attractive Victorian home enjoys the perfect balance of convenience and lifestyle. An excellent selection of local amenities, independent retailers, cafés and recreational facilities can be found nearby, whilst Harrogate's renowned town centre and railway station are within walking distance. The location is particularly appealing to families, benefiting from access to a number of highly regarded schools.

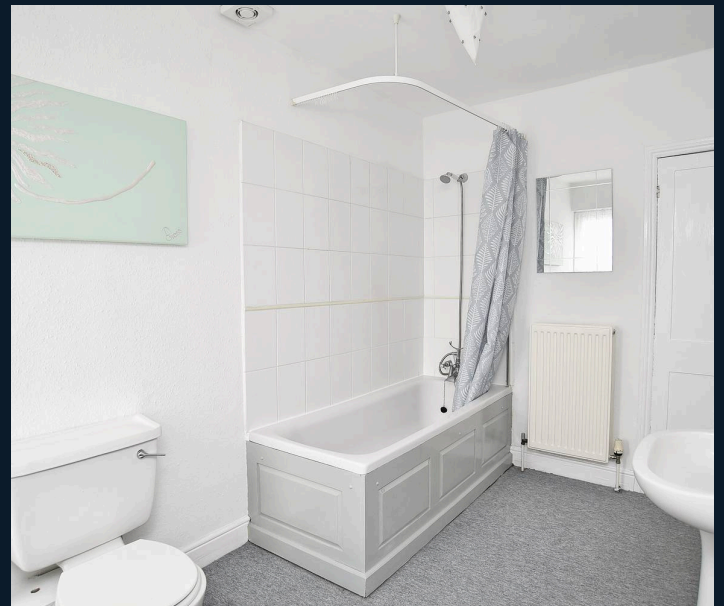
Combining generous proportions, period charm and remarkable versatility, this is a home capable of adapting to a wide variety of lifestyles and life stages. Whether for a growing family, those working from home, buyers seeking multi-generational living arrangements or simply those looking for a substantial character property in a highly regarded Harrogate location, 3 Bilton Drive represents a rare opportunity to acquire a truly individual Victorian home.

Early viewing is strongly recommended to appreciate the scale, flexibility and character of the accommodation on offer.



Retaining many original features synonymous with its Victorian heritage, the accommodation is both elegant and flexible in equal measure. A welcoming entrance hall leads to a beautifully proportioned bay-fronted sitting room, where original timber floorboards, decorative cornicing and a feature cast-iron fireplace create a warm and inviting atmosphere. To the rear, a superb dining kitchen forms the heart of the home, combining character and practicality with exposed brickwork, a traditional range cooker set within the original chimney recess, a Belfast sink and ample space for family dining and entertaining.

The upper floors provide four generous bedrooms arranged over two levels, together with two bathrooms. Each room enjoys excellent natural light and a sense of space, whilst the principal bedroom benefits from particularly generous proportions and fitted storage. The flexible layout lends itself equally well to growing families, visiting guests or those requiring dedicated home-working space. A particular feature of the property is the adaptable lower ground floor accommodation. Currently arranged as a comfortable family room, this versatile space could equally serve as a fifth bedroom, home office, studio, playroom or teenage retreat. An adjoining WC and substantial utility/workshop area further enhance the practicality of the accommodation, providing excellent storage and ancillary space rarely found within period townhouses of this nature.





Total Area: 167.3 m² ... 1801 ft²
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