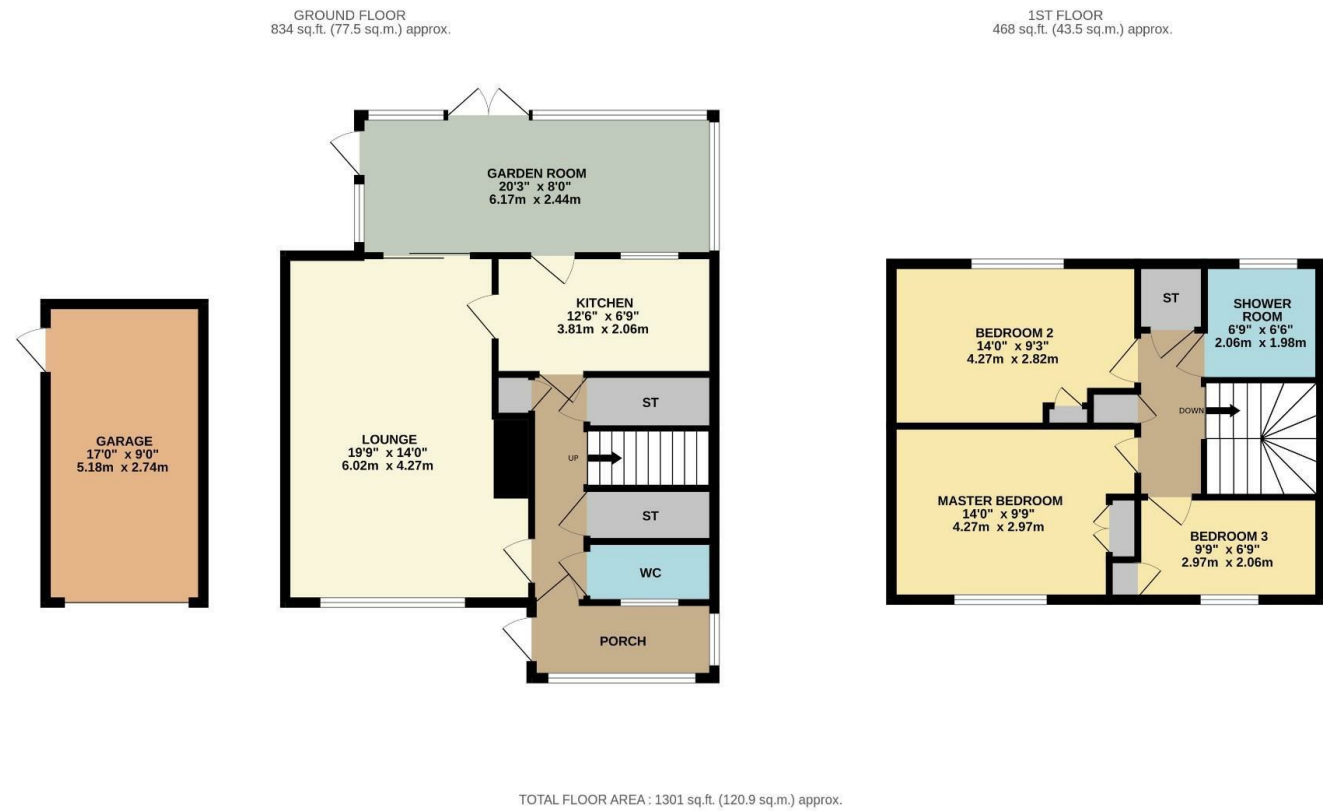
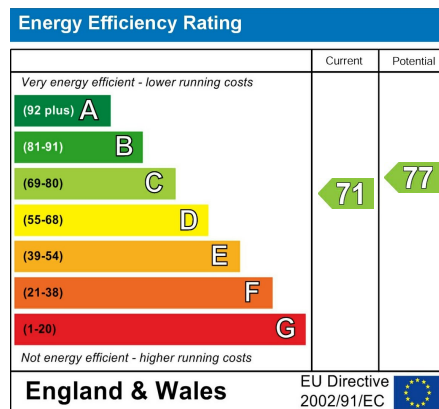


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Kings Road and turn left onto Skipton Road. Take the third right onto Bilton Lane and continue past Bilton Cricket Club. Turn left onto Meadowcroft and turn first right onto Fieldway and then left onto Meadow Drive where the property is easily found on your left hand side, clearly marked by a Hopkinsons 'For Sale' board.

Council Tax Band C Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£350,000**

5 Meadow Drive, Harrogate, HG1 3LD

3 Bedroom House - Semi-Detached

**A very well presented three bed roomed semi detached house offering well proportioned living accommodation throughout and benefitting from a superb location with a wide range of amenities close by with a regular bus service into Harrogate's town centre. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
 Telephone: 01423 501 201  
 info@hopkinsons.net

## Description

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### The Property

With gas central heating the living accommodation comprises, entrance porch, entrance hallway with useful storage cupboards and a downstairs w/c, spacious lounge with feature fireplace, modern fitted kitchen with quartz worktops, eye level ovens, gas hob, integrated fridge, freezer and dishwasher. There are doors leading out into the garden room which overlooks the south west facing rear garden.

On the first floor the landing leads to the master bedroom with fitted wardrobes, second double bedroom with built in wardrobes and a basin area, a good sized third bedroom with a built in storage cupboard and a modern house shower room with walk in shower, w/c and hand basin.

### Outside

Outside to the front of the property is a low maintenance garden, a driveway offering off street parking and that leads to the single garage which has power and lighting. There is a side path leading round to the rear garden where there is a good sized lawn, well stocked flower beds, multiple seating areas, patio and a large summerhouse.

### Surrounding Area

Benefitting from a superb location in Bilton there is a wide range of amenities including convenience stores, Butchers, Bakery, Greengrocers, Post Office, hairdressers, various Primary Schools, Cricket Club, countryside walks close by and a regular bus service into Harrogate's town centre.

