



Hill Top Drive, Harrogate, HG1 3BU

- NO ONWARD CHAIN
- Ideal opportunity for first-time buyers / family home
- Attractive front garden enhancing kerb appeal and rear garden
- Driveway parking for multiple vehicles
- Early viewing highly recommended
- Three bedroom semi detached house on the popular Hill Top Drive
- Two spacious double bedrooms and one single bedroom
- Family bathroom located on the first floor
- Garage for extra storage
- Council Tax Band C

Guide Price £267,500



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DESCRIPTION

NO ONWARD CHAIN. Located in the desirable area of Hill Top Drive, this charming semi detached house presents an excellent opportunity for first-time buyers. The property boasts three well proportioned bedrooms, including two spacious double rooms and a single bedroom, making it ideal for families or those seeking extra space.

Upon entering the hallway, you can access the kitchen straight ahead or the welcoming lounge to the right, both of which lead through to the separate dining area, creating an ideal space for everyday living and entertaining. The family bathroom is conveniently located upstairs.

The exterior of the property is equally appealing, featuring a front garden that enhances its curb appeal, as well as a private rear garden, perfect for outdoor activities or simply enjoying the fresh air. Parking is a breeze with a driveway, alongside a garage that offers additional storage options.

Situated close to local amenities and public transport links, this home combines comfort with convenience, making it an ideal choice for those looking to settle on a quiet road. With its thoughtful layout and attractive features, this property is not to be missed.

EPC

Energy rating E

This property produces 5.7 tonnes of CO₂

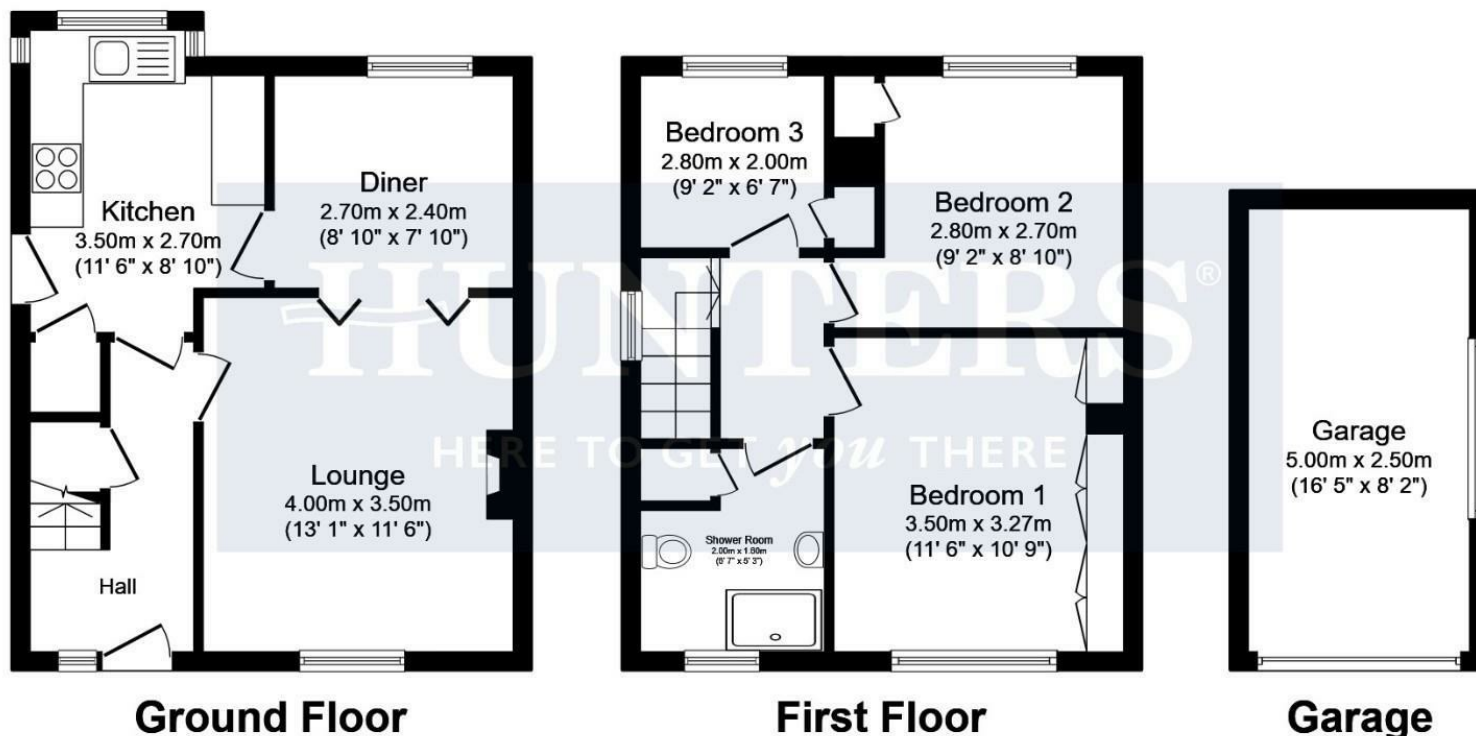
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

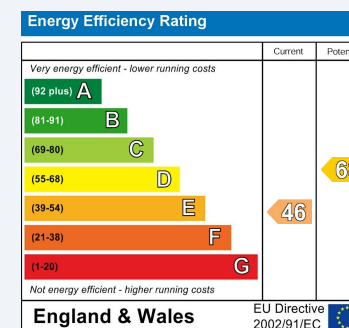






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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