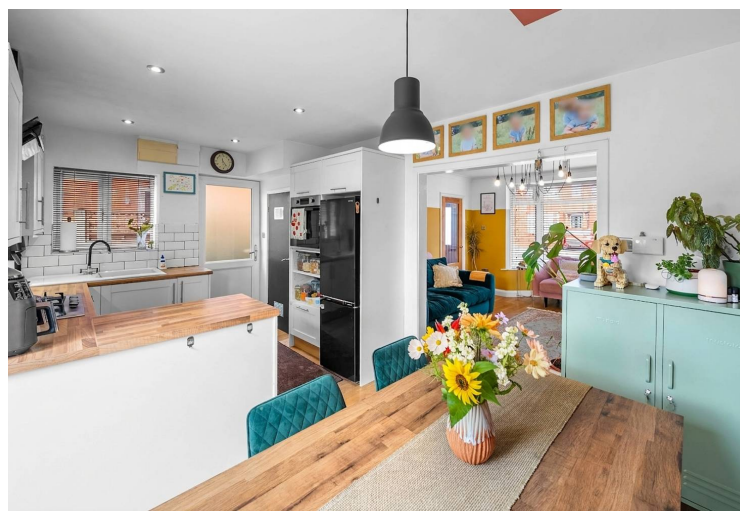




6 Hill Top Avenue, Harrogate

£295,000 Guide Price

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A beautifully presented traditional three-bedroom semi-detached house, offering stylish accommodation, ample off-street parking and an attractive enclosed garden. The property occupies a convenient residential position close to a range of local amenities and within easy reach of Harrogate town centre. The property benefits from newly fitted double glazed windows.

Hill Top Avenue is well placed for everyday amenities, including local shops, schools and public transport links. Harrogate town centre is within easy reach and offers an extensive range of shops, restaurants, cafés and recreational facilities.

Council Tax band: C

Tenure: Freehold

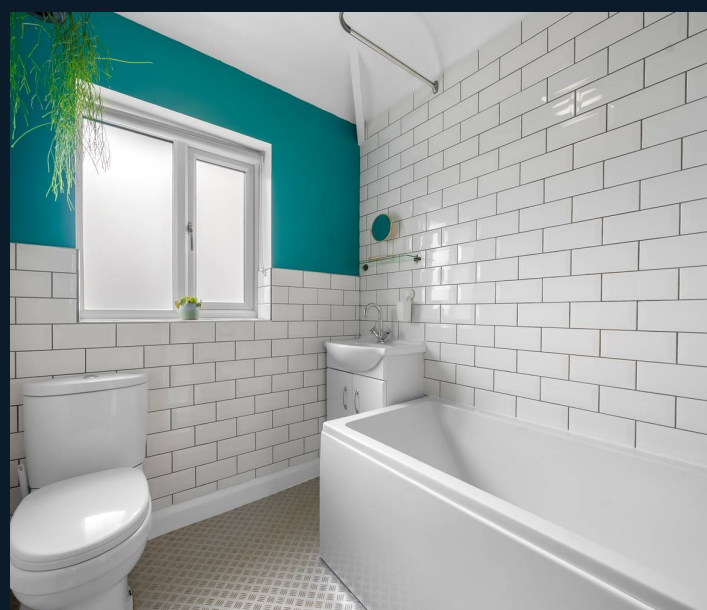


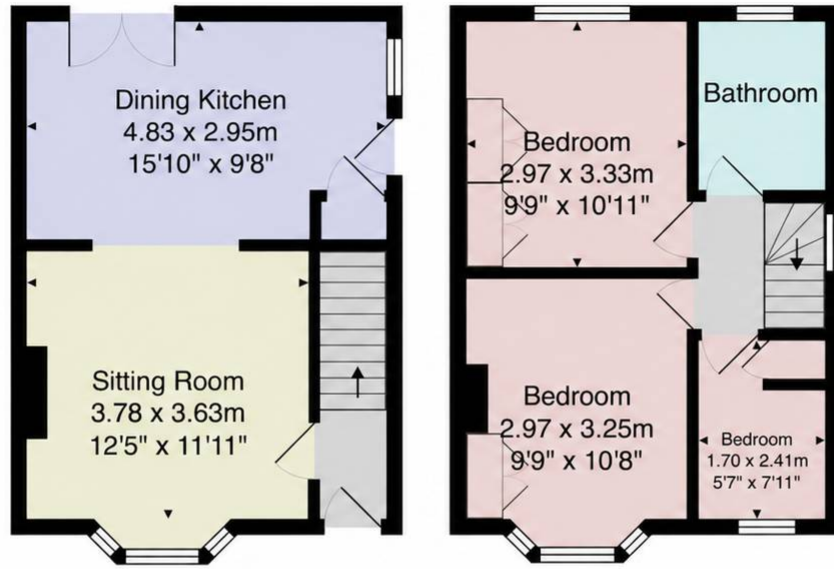
The accommodation opens into an entrance hall with stairs leading to the first floor. To the front is a characterful bay-fronted sitting room featuring an exposed brick fireplace with a wood-burning stove. A wide opening connects the sitting room with the open-plan dining kitchen, creating an excellent space for everyday living and entertaining.

The dining kitchen is fitted with a range of modern units, timber work surfaces and integrated appliances, complemented by metro-style tiling and ample space for a dining table. French doors open directly onto the rear paved seating area and garden.

To the first floor, the landing leads to two double bedrooms, a single bedroom and the house bathroom. The principal bedroom benefits from a bay window and fitted wardrobes, while the bathroom is fitted with a modern white suite comprising a bath with shower above, washbasin and WC.

A wide block-paved driveway to the front provides ample off-street parking, with gated access continuing alongside the house. The enclosed rear garden is arranged with a lawn, paved seating areas, raised planted borders and a useful timber garden store, which benefits from power, for potential use of a tumble dryer and fridge freezer.





Ground Floor

First Floor

Total Area: 66.2 m² ... 712 ft²

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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