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23 BILTON GROVE AVENUE, HARROGATE, HG1 4HJ

£400,000

# 23 BILTON GROVE AVENUE,

*Harrogate, HG1 4HJ*

**A spacious and extended three bedroom stone-built semi-detached home in this highly desirable location.**

This beautifully presented stone-built semi-detached property has been comprehensively refurbished and extended by the current owners, including the installation of a new boiler in 2024 and a new roof in 2022, creating a stylish, contemporary family home finished to an exceptional standard throughout.

Bilton Grove Avenue is a highly regarded, tree-lined address offering convenient access to excellent local amenities, beautiful surrounding countryside and just a short distance from Harrogate town centre.

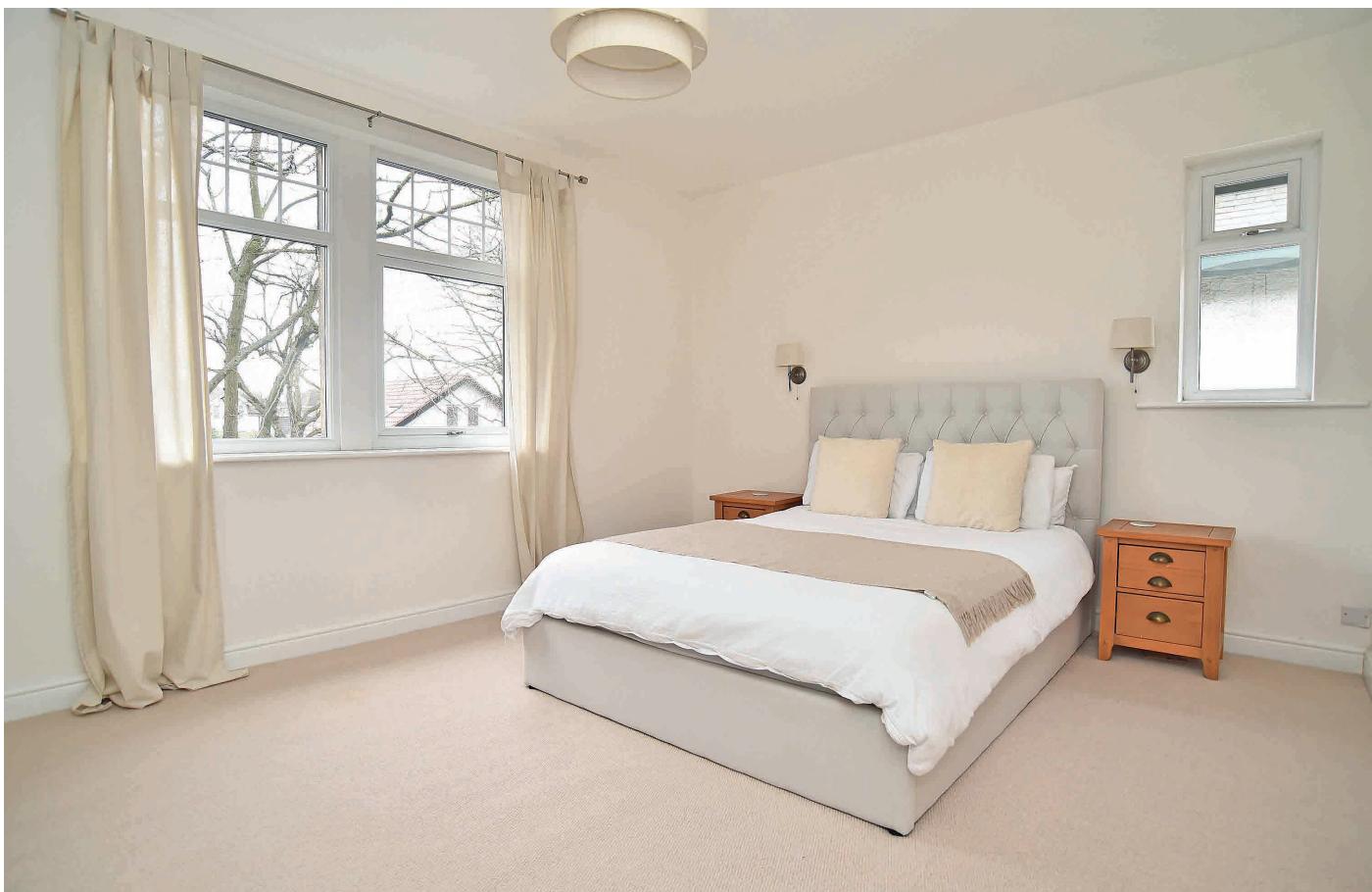
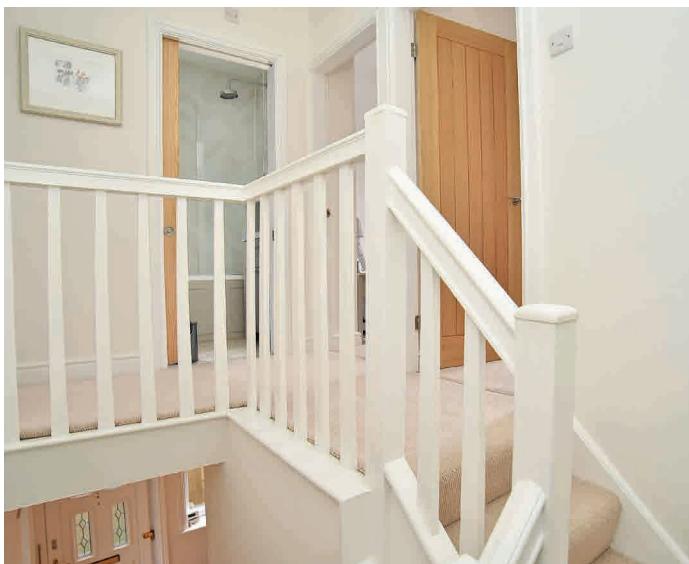


Living Kitchen · Sitting Room

3 Bedrooms · Bathroom

Garden







## ACCOMMODATION

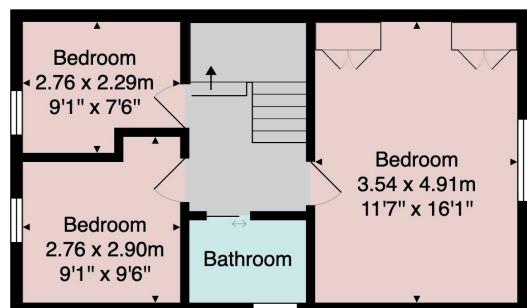
Upon entering, the welcoming entrance hallway leads to a charming front living room featuring bespoke fitted cabinetry and a character fireplace, offering a warm and inviting reception space.

To the rear, the property opens into a stunning extended open-plan dining kitchen, which forms the true heart of the home and has been thoughtfully designed for modern family living and entertaining. The bespoke fitted kitchen features quartz worktops, a Neff downdraft induction hob with integrated extraction, and a ceramic Belfast sink. Integrated appliances include a double oven, dishwasher, tumble dryer, washing machine and integrated fridge freezer, seamlessly incorporated into the cabinetry to create a sleek and cohesive finish. A large central island provides additional storage and generous preparation space while creating a natural social hub.

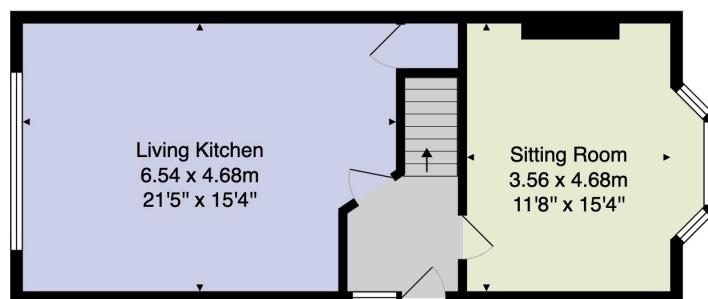
The dining area is seamlessly open-plan and enjoys excellent natural light via two skylights and full-width French doors, offering direct access to the rear garden and creating a bright, airy environment ideal for entertaining and everyday dining. Stylish herringbone flooring flows throughout the space, enhancing the contemporary yet timeless finish.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom benefitting from bespoke fitted wardrobes and dressing area. The accommodation is served by a stylish modern family bathroom, finished to a high standard with contemporary fittings, full-height tiling, panelled bath with glass shower screen and built-in storage.

# FLOOR PLAN



First Floor



Ground Floor

Total Area: 96.8 m<sup>2</sup> ... 1042 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Outside

Externally, the property enjoys an attractive gated front garden, enhancing kerb appeal and providing a pleasant approach to the home. To the rear is a private enclosed garden, thoughtfully arranged with both lawned and paved seating areas, making it ideal for outdoor dining, entertaining and family use. The garden benefits from established boundaries, stone walling and secure fencing, offering a low-maintenance yet attractive outdoor space with direct access from the dining kitchen.

## Agents Note

A new boiler was fitted in 2024 and a new roof was completed in 2022.

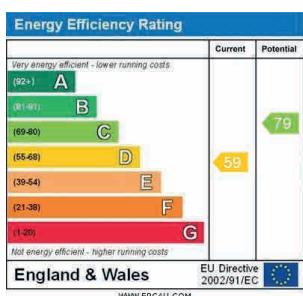
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - C



Harrogate

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