



Bilton Lane, Harrogate, HG1 3DG

Spacious character family home | Multi fuel burners to both reception rooms | Three double bedrooms | Arranged over three floors | Enclosed rear courtyard garden | Generous family living space throughout | Close to amenities | Viewing highly recommended

Asking Price: **£230,000**



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DESCRIPTION

An attractive and spacious three double bedroom fore-courted character mid-terrace house arranged over three floors, situated in this highly sought after Bilton location close to a range of amenities.

With multi fuel burners to both reception rooms and offering generous living space throughout, the accommodation comprises: Lounge, dining room, kitchen, two double first floor bedrooms and a further double bedroom to the second floor and house bathroom.

There is a forecourt garden to the front with gate and path to front door and an attractive enclosed rear courtyard garden with BBQ/pizza oven, walled perimeters and gate to rear.

An early viewing is strongly recommended to appreciate the accommodation on offer.



Living Room

15'0" x 13'7"

Access via UPVC entrance door, UPVC double glazed window to front elevation, radiator, TV point, feature fire place with log burner, door to:

Inner Hall

Stairs to first floor, door to:

Dining Room

13'8" x 10'5"

UPVC double glazed window to rear elevation, radiator, built in storage cupboard, under stairs storage cupboard, feature fire place with log burner, through to:

Kitchen

11'3" x 8'7"

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, space for gas cooker, plumbing and space for washing machine, space for tall fridge freezer, UPVC double glazed window to rear and side elevations, UPVC double glazed door to rear courtyard garden, tiled floor, part tiled walls.

First Floor Landing

Stairs to second floor, doors to:

Bedroom One

13'8" x 11'11"

Two UPVC double glazed windows to front elevation, radiator, fire place.

Bedroom Two

13'10" x 8'4"

UPVC double glazed window to rear elevation, radiator.

Second Floor Landing

Sky light, door to eaves storage, doors to:

Bedroom Three

15'0" x 13'7"

Two UPVC double glazed windows to front elevation, radiator, exposed beams.

Bathroom

Suite comprising bath, walk-in shower cubicle with electric shower and glazed screen, low level WC, pedestal wash hand basin, storage cupboard, Velux window, extractor fan.

Outdoor Space

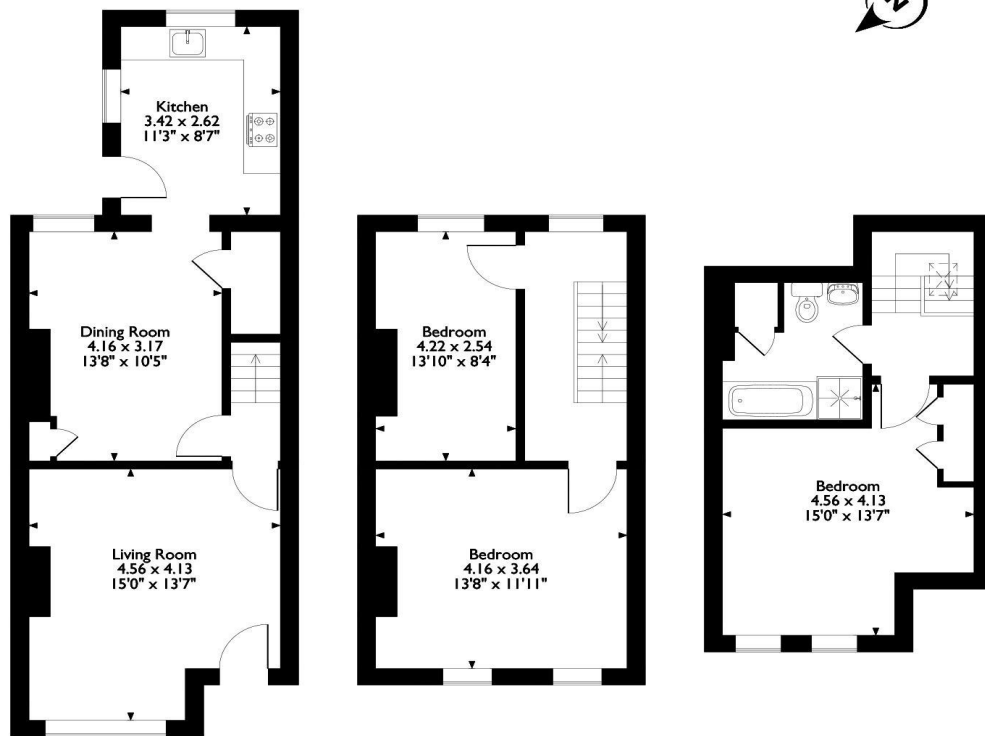
Forecourt garden to the front of the property with gate and pathway. To the rear of the property is an attractive rear courtyard garden with raised flower beds, patio seating area, BBQ/pizza oven and rear gated access.

EPC

Environmental impact as this property produces 6.7 tonnes of CO2.



66 Bilton Lane, Harrogate, North Yorkshire
 Approximate Gross Internal Area
 105 SQM/1121 SQFT



Ground Floor

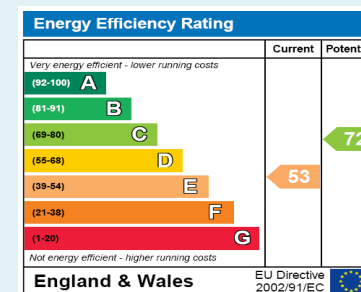
First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.



DISCLAIMER

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.

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OPENING HOURS

9am - 5.30pm Monday to Friday, Saturday 9am
 -3.30pm and Sunday 11am - 2pm

