



86 Bilton Lane, Harrogate, North Yorkshire, HG1 3DG

£325,000

Guide Price

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A spacious and well-presented three-bedroom semi-detached property with driveway, garage and good-sized and attractive garden, situated in this desirable location which is well served by local communities and schools.

This charming property has generous accommodation comprising open-plan sitting and dining room, together with a sunroom extension, dining kitchen and spacious reception hall. On the first floor there are three good sized bedrooms and a bathroom. The property has generous gardens to the front and rear, together with a driveway and large garage.

This mature and attractive property is situated in a delightful position which is well served by excellent local amenities, popular schools and is close to beautiful open countryside whilst being convenient for Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

SITTING / DINING ROOM

A spacious reception room with sitting and dining areas. Bay window to front, glazed doors lead to the sunroom and electric fire.

DINING KITCHEN

With space for dining area and windows overlooking the garden. The kitchen has a range of fitted unit with electric hob, integrated oven, fridge and freezer. Space and plumbing for washing machine and tumble dryer.

SUNROOM

Providing a further sitting area with windows and glazed doors overlooking the garden.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and bay window to rear.

BEDROOM 2

A double bedroom with bay window to front and fitted wardrobes.

BEDROOM 3

A further bedroom.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

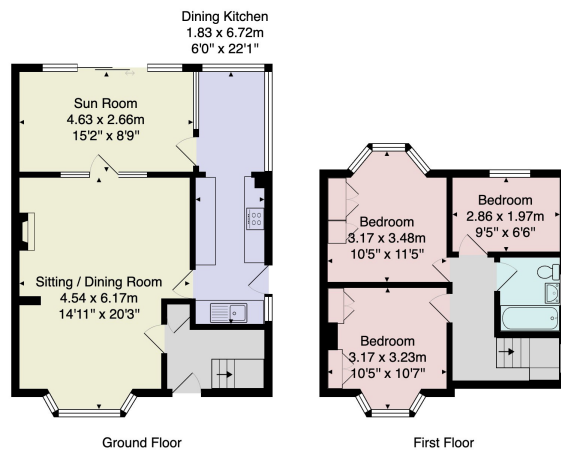
OUTSIDE

A driveway provides parking and leads to a large garage / workshop with light and power. There is a good-sized and attractive rear garden with lawn, planted borders and sitting areas.

Tenure - Freehold

Council Tax Band - C





Total Area: 92.1 m² ... 992 ft²
 All measurements are approximate and for display purposes only.
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