



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

£425,000

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A stunning Victorian terraced house offering beautifully presented accommodation arranged over three floors.

This superb four-bedroom home features elegant period detail blended with modern fittings and is located in a popular residential area close to excellent schools, shops, and just a short distance from Harrogate town centre.

The property offers spacious and flexible living space including two generous reception rooms, a stylish kitchen with dining area, utility room, four bedrooms, and two modern bathrooms. With the added benefit of an attractive rear garden and potential off-road parking via a rear access lane, this is a fantastic opportunity to acquire a high-quality period home in a sought-after location.





GROUND FLOOR **RECEPTION HALL**

A spacious entrance hall with under-stairs cupboard.

SITTING ROOM

A spacious reception room with bay window and wood-burning stove, open-plan to the dining room.

DINING ROOM

A further reception room with window overlooking the garden.

KITCHEN

A large kitchen fitted with a range of modern wall and base units, worktops and breakfast bar, gas hob, integrated double oven, and space for appliances. Glazed patio doors lead to the garden.

UTILITY ROOM

With fitted units, worktop, and sink. Space and plumbing for a washing machine.

CLOAKROOM

Fitted with WC.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin, and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 1

A large double bedroom with window overlooking the garden.

BATHROOM

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

SECOND FLOOR

LANDING

A spacious landing providing a useful sitting or study area.

BEDROOM 3

A large double bedroom with access to eaves storage.

BEDROOM 4

A further good-sized bedroom.

OUTSIDE

To the rear of the property is an attractive courtyard-style garden with artificial lawn and paved sitting areas. Double gates to the rear provide potential for off-road parking via the rear access lane. There is also a front garden enhancing kerb appeal.

Tenure - Freehold

Council Tax Band - C



Total Area: 155.3 m² ... 1671 ft²
 All measurements are approximate and for display purposes only.
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