



13 Hill Top Walk, Harrogate, North Yorkshire, HG1 3BX

£270,000

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A beautifully presented three-bedroom semi-detached house with dining kitchen, garage and attractive garden, situated in this quiet and convenient location.

This superb family home provides stylish accommodation comprising a stunning open-plan dining kitchen with patio doors leading to the garden as well as a separate spacious sitting room, three good-sized bedrooms and modern bathroom. A driveway provides parking and access to the detached garage and to the rear there is an attractive garden with lawn and patio.

Hill Top Walk is a quiet residential street situated within this desirable location, close to local amenities, beautiful open countryside and just a short distance from Harrogate town centre.





GROUND FLOOR

RECEPTION HALL

With under-stairs cupboard.

SITTING ROOM

A spacious reception room with feature fireplace and electric fire.

DINING KITCHEN

With dining area and glazed patio doors leading to the garden. The kitchen comprises a range of fitted wall and base units with gas hob, double oven and integrated fridge / freezer. Space and plumbing for washing machine

FIRST FLOOR

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further good-sized double bedroom.

BEDROOM 3

A further bedroom.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled flooring.

OUTSIDE

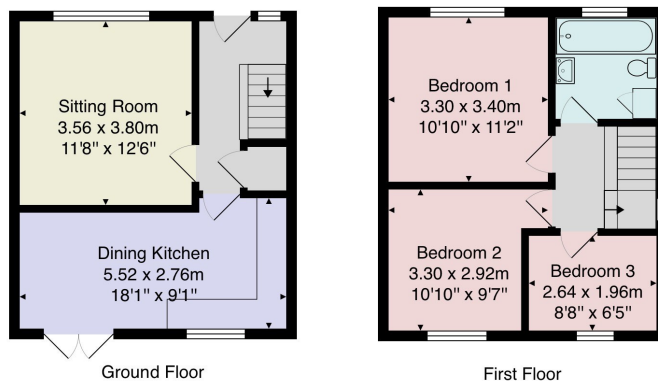
A driveway provides parking and leads to a single garage. There is an attractive landscaped rear garden with decked sitting area and entertaining space, together with paved patio and well- stocked planted borders.

Tenure - Freehold

Council Tax Band - C

EPC - D





Total Area: 71.1 m² ... 765 ft²

All measurements are approximate and for display purposes only.

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