



25 Bilton Grove Avenue, Harrogate

£400,000 Offers Over



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An individual and extensive three-bedroom stone-built semi-detached home, situated on an attractive tree-lined avenue, offering stylish and contemporary living throughout. This exceptional property is highlighted by a stunning open-plan living kitchen with French doors opening onto the rear garden, and a versatile boarded loft room. An internal viewing is essential to appreciate the style and quality of this beautiful home.

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

To the front, the property is a low-maintenance garden, with a side entrance leading into a modern living kitchen. This superb space is fitted with high-quality units, quartz work surfaces, and a central island breakfast bar, complemented by solid oak flooring that continues into a bespoke orangery. French doors open onto an enclosed rear garden, where a decked seating area steps down to an artificial lawn, bordered by sleeper flower beds and an additional flagged patio, ideal for outdoor entertaining.

Council Tax band: D

Tenure: Freehold

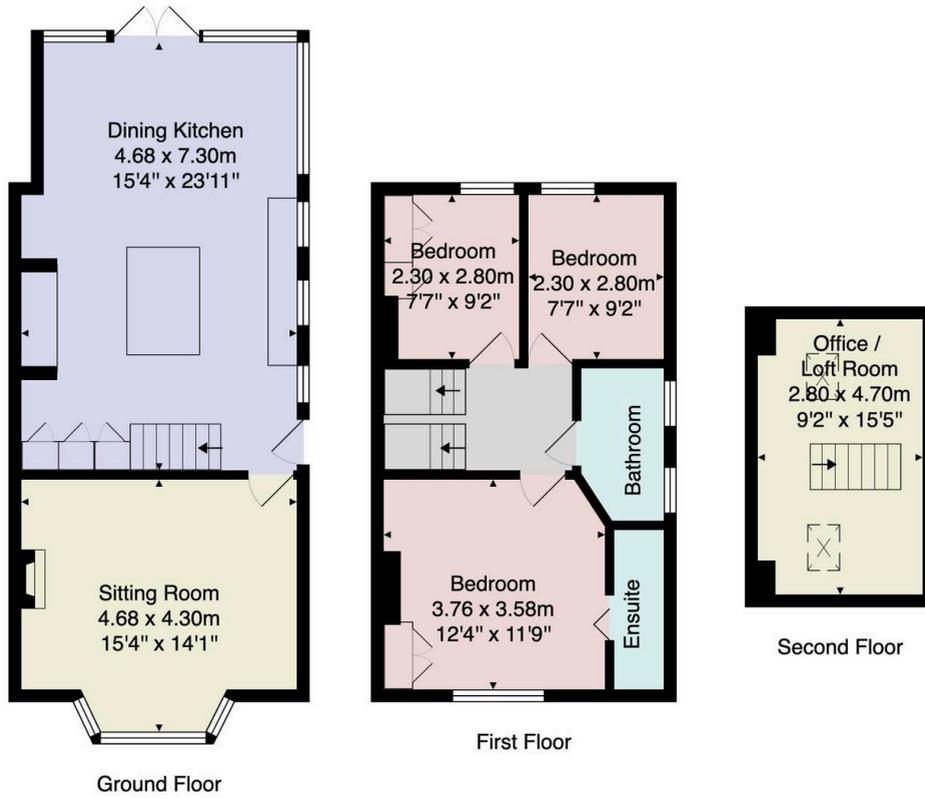


The bay-fronted sitting room to the front offers a cosy retreat, featuring a central fireplace with a multi-fuel burning stove, alongside bespoke recessed shelving and cupboards.

To the first floor, the house bathroom has a white finish with stone tiling and features a glass-sided bath with shower above. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while two further well-proportioned bedrooms provide flexible accommodation.

A boarded loft room, accessed via a Jacob's ladder, offers excellent additional space, perfectly suited for a home office.





Total Area: 105.5 m² ... 1136 ft²

All measurements are approximate and for display purposes only.

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