Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Viewing arrangements
Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions
From the Empress roundabout proceed along the A59 towards Skipton for approximately 1 mile, turning right into Bilton Lane. Continue towards the end of the road where the property can be found on the left hand side.

213 Bilton Lane, Harrogate
£450,000

Myrings Estate Agents, 10 Prince’s Square, Harrogate, HG1 1LX
Sales 01423 566 400
Lettings 01423 569 007
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This most impressively extended and fully refurbished four bedroom detached property occupies a highly desirable position within moments walk of the outstanding Nidd Gorge, and only a short drive from Harrogate’s town centre.

Fronted by a dry stone style wall and gravelled driveway large enough to park multiple vehicles, the accommodation opens via a side entrance to the central reception hall. This leads through to a magnificent open plan living room which incorporates a lounge area, space for formal dining and the high quality kitchen that boasts integrated appliances including wine cooler, and quartz work surfaces with sociable central island seating space. Large sliding doors open out to the rear garden which presents a flagged terrace for outdoor entertaining that extends to lawn with neatly fenced boundary. To the front elevation folding doors open to reveal a formal sitting room, and there is a separate room that could be used as a children’s play room or home office if required. Also to the ground floor there is an additional room that offers even further flexibility should a fourth bedroom be needed having an adjoining shower room. Leading off the kitchen there is a separate practical utility room.

To the first floor the central landing branches to a stylish house bathroom with over bath shower and three well proportioned bedrooms, two of which are excellent sized doubles. This area is a quiet residential area within a short walk of open countryside and a designated Conservation Area. It is surprisingly accessible being just five minutes drive from Harrogate’s town centre, yet there are fantastic walks on your doorstep including the Nidd Gorge. Harrogate is renowned for it’s fine restaurants and coffee shops, as well as the Edwardian Theatre and Royal Baths. For the commuter, Leeds and York are considered to be within a comfortable daily drive or a regular train service which runs from the town centre station. A regular bus service runs past the door that takes you into the town centre. The A1M linking into the national motorway network is approximately 8 miles away, and Leeds Bradford International airport is a mere twenty minute drive.