



6 Bilton Grove Avenue, HARROGATE

£450,000 Offers Over

VERITY
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A most attractive 3/4 bedroom detached bungalow occupying a generous plot with a large garden, situated in a highly desirable position on this popular tree-lined avenue. The property enjoys a convenient location close to local amenities and is just a short distance from Harrogate town centre.

This individual home offers character and charm with a number of period features, including bay windows and fireplaces, together with flexible accommodation arranged over two floors. The property also benefits from a superb garden and a recently installed garden office, making it ideal for modern living and home working.

OUTSIDE

The property enjoys an attractive rear garden with lawn, mature planted borders and a large sun terrace providing an excellent outdoor sitting and entertaining area. There is also a useful timber garden shed.

On street parking.

GARDEN OFFICE

The property also benefits from a recently installed, fully insulated timber-clad garden office with light and power, providing an excellent work-from-home space or alternatively a gym, studio or garden bar.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR

A spacious reception hall welcomes you into the property and leads to the principal living accommodation. There is an attractive sitting room with bay window, fitted cupboards and a woodburning stove, creating a warm and inviting living space.

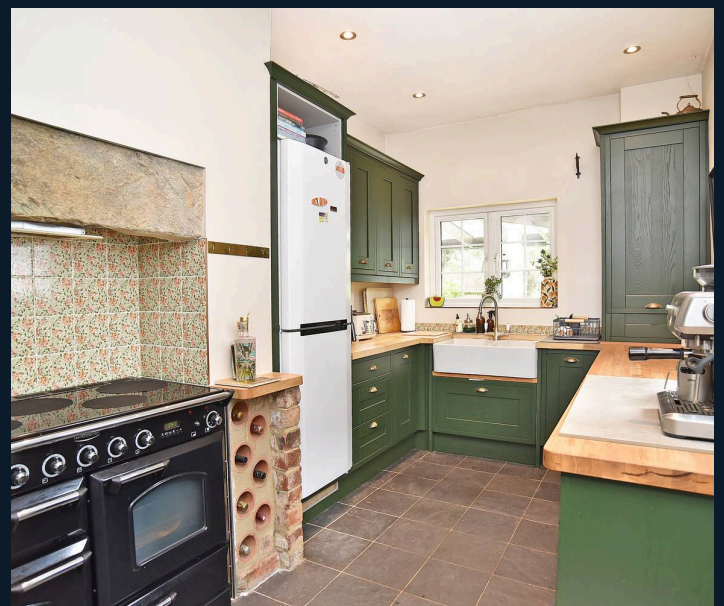
The stylish kitchen is fitted with a range of modern wall and base units together with a range cooker and space for appliances.

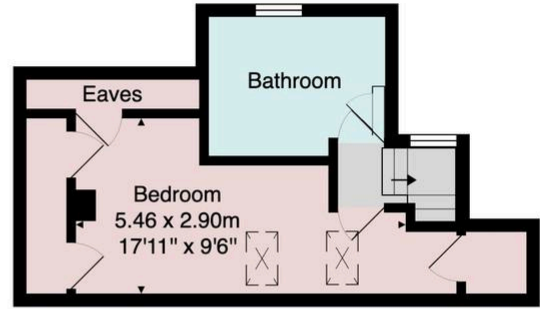
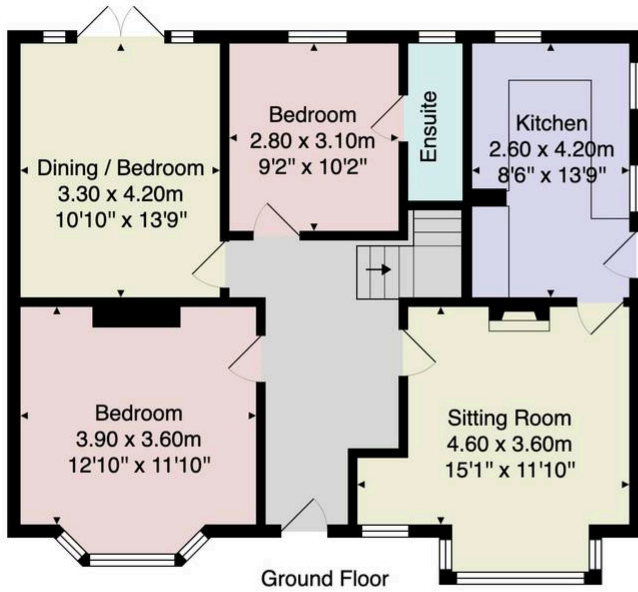
There is a large double bedroom with bay window, fitted wardrobes and a feature fireplace with woodburning stove. A second bedroom benefits from an en-suite shower room. In addition, there is a further versatile room with patio doors leading to the garden which could be utilised as an additional reception room or bedroom if required.



FIRST FLOOR

On the first floor there is a further double bedroom with skylight window and built-in storage together with a bathroom fitted with a bath and shower above.





Total Area: 111.0 m² ... 1195 ft²

All measurements are approximate and for display purposes only.

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