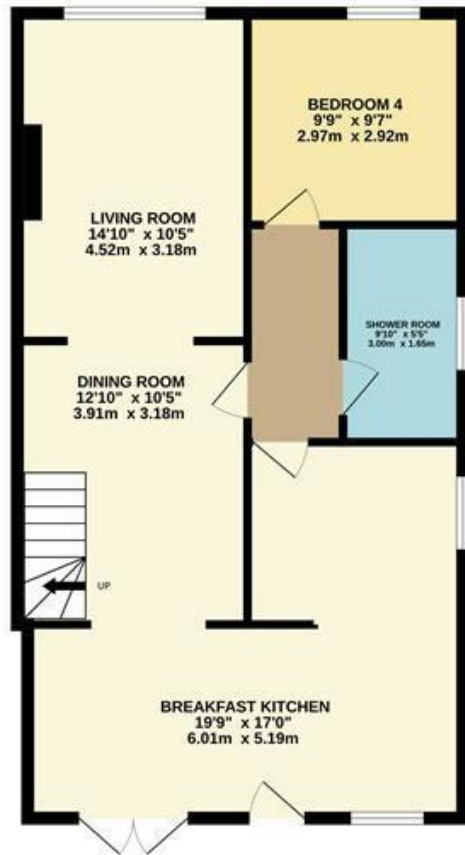


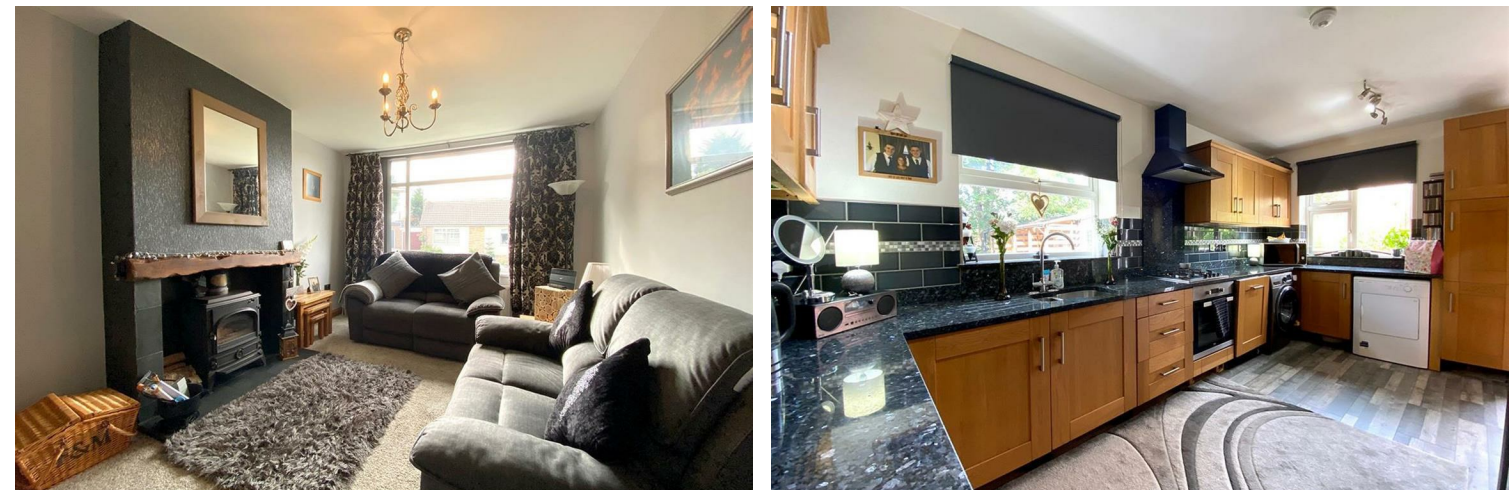
GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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40 Hill Top Rise
Harrogate

£345,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A beautifully presented and extended dormer bungalow situated in this popular residential location and having the benefit of extensive driveway, gardens to the front and rear, double glazing and spacious well-planned accommodation.

The property is within easy reach of local shops, and schools, with Harrogate town centre a short distance away.

The accommodation comprises: Living room with wood burning stove, dining room, large open plan breakfast kitchen, ground floor bedroom and ground floor shower room. To the first floor there are three further bedrooms and an en suite shower room.

The property has an extensive driveway leading to a large detached garage 15'5" x 11'7".

There are lawned gardens with a feature wishing well and a flagged patio with raised flowering borders, feature brick walling and boundary fencing.

4 Bedrooms

2 Reception Rooms

2 Bathrooms

Garage & gardens

DIRECTIONS - HG1 3BW

From Harrogate take the Skipton Road. Turn right onto Bilton Lane and then left onto Hill Top Avenue. Hill Top Rise is a turning on the right hand side.

COUNCIL TAX

The property has been placed in band C.

TENURE

The tenure of the property is Freehold



EPC RATING:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

APPROXIMATE DISTANCES

Town Centre	2,200 metres
Railway Station	2,200 metres
Bus Route	60 metres
Airport	14.5 miles