



2 Bedroom Detached Bungalow

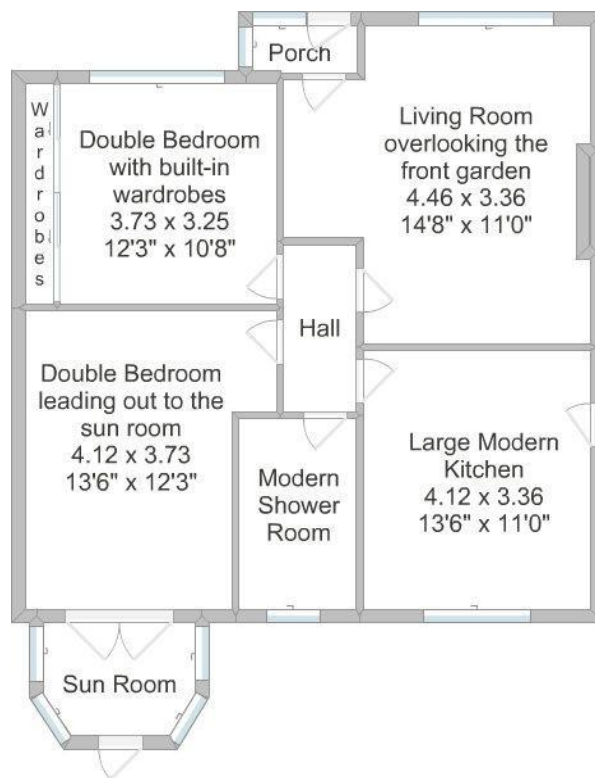
Offers around £250,000

14 Hill Top Mount

Harrogate, HG1 3BL



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Anyone who sees the gardens of this lovely bungalow cannot fail to feel attracted to the home, on a summer day the patio areas and rear lawn provide a beautiful and peaceful spot in which to enjoy the sun.

Overlooking the rear garden is a large modern kitchen, with a built-in gas hob, an eye-level oven, and plenty of storage and worktop space for the keenest of cooks.

The main living room looks out over the front garden, and is bathed in morning sunlight through a large east-facing window. A porch separates the living room from the front garden.

The first of two double bedrooms has a wall of built-in wardrobes behind smart mirrored doors, and pleasant views out to the front. The second bedroom would also lend itself to being a dining room if required, and opens into to a lovely sun room that in turn opens onto the rear gardens. A modern shower room with a large walk-in shower cubicle and white suite completes the tour inside.

Outside, and in addition to the fabulous gardens there is a detached garage, driveway parking for several vehicles, and a potting shed to keep the gardens nicely stocked.

14 Hill Top Mount is a special property both inside and out, in a peaceful but convenient location, please take a look at the photographs of the wonderful gardens and then call to arrange your appointment to view.

Surroundings

14 Hill Top Mount is located in the Knox area of Harrogate, very close to the woodland and countryside of the beautiful Oak Beck and Nidd Gorge. Local shopping and a Post Office are less than half a mile away next to St. John's Church, with an array of further shopping and food outlets a few minutes' drive away on King's Road. Harrogate town centre and train station and supermarket shopping are around a mile and a half away.

Services

The house is connected to mains water, gas, electricity and drainage. Fibre broadband is available in the area with speeds of up to 152Mb. The 2B bus service stops at the end of the road and reaches the centre of Harrogate in 13 minutes.

Directions

From Harrogate town centre head along West Park and down Parliament Street to the traffic lights at the bottom of the hill, where you will turn right onto King's Road. Stay in the left hand lane and continue along King's Road past the conference centre and Holiday Inn Hotel. At the end of King's Road turn left at the traffic lights onto the A59 Skipton Road and then third right onto Bilton Lane. Take the second left onto Hill Top Avenue and then turn right onto Hill Top Mount. No. 14 is on the left, a member of our staff will be waiting to meet you.

Fabulous gardens

Energy Efficiency Rating: TBC

Tenure: Freehold

Council Tax Banding: D (£1608 p.a.)

West-facing patio

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Lots of storage