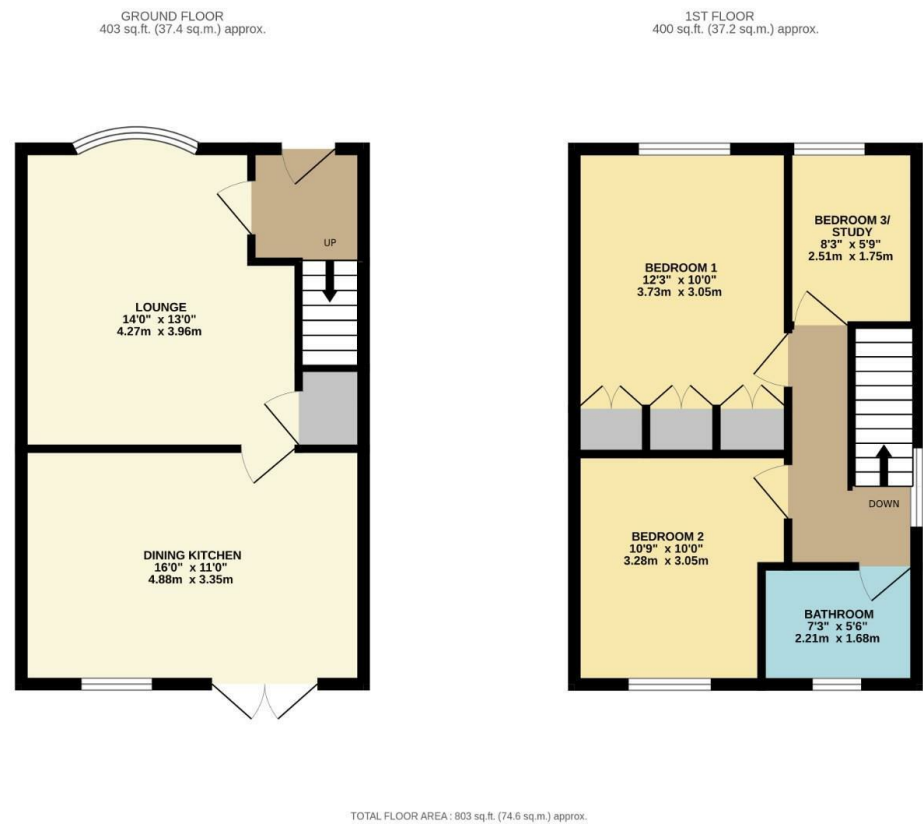
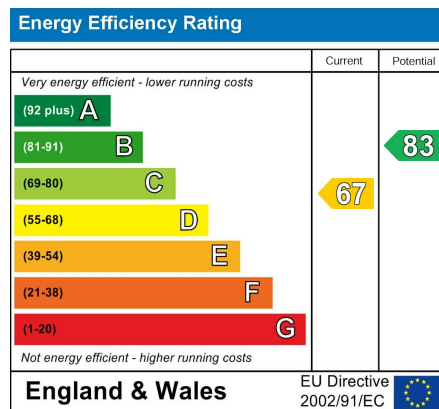


Floor Plan



Energy Performance Certificate



Directions

Proceed down Bilton Lane and turn left into Hall Lane. Take the left-hand fork and the property is easily found on the right hand side clearly marked by Hopkinsons for sale board

Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£330,000

66 Hall Lane, Harrogate, HG1 3DZ

3 Bedroom House - Detached

A beautifully presented three bedroom detached house with private rear garden, single garage and private parking space located in a popular residential area close to numerous amenities.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The property features its own off-street driveway parking, single garage and an enclosed garden with patio and shaped lawn.

The property has been carefully upgraded by the current owners. It has been redecorated and has new neutral coloured carpets.

There is a spacious lounge with a living flame coal effect gas fire and a useful under stairs store.

There is a beautiful new dining/kitchen with patio doors that lead out to the rear garden.

There is a modern range of fitted base cupboards and drawers with integrated Bosch appliances that include a dishwasher, washing machine, oven, microwave, induction hob, extractor fan and fridge freezer. The kitchen also has a solid surface worktop.

At first floor the largest bedroom has three fitted double wardrobes. There are two further bedrooms the smallest of which is currently utilised as a study.

There is a brand-new fitted luxury bathroom-April 2025, that features quality tiling and a three-piece suite with a shower over the bath.

Outside of the front of the property, there is a lawned garden.

The property is presented in beautiful order and an internal inspection is strongly recommended.

Close by there are pleasant walks that can be enjoyed through Nidd gorge.

In the immediate vicinity there are shops that cater for most daily needs and there is also a choice of schooling options. Beyond in Harrogate there is a wide range shelf bars restaurants and the 200 acres Stray.

Harrogate is well placed for those that may require access to Leeds, York and London.

