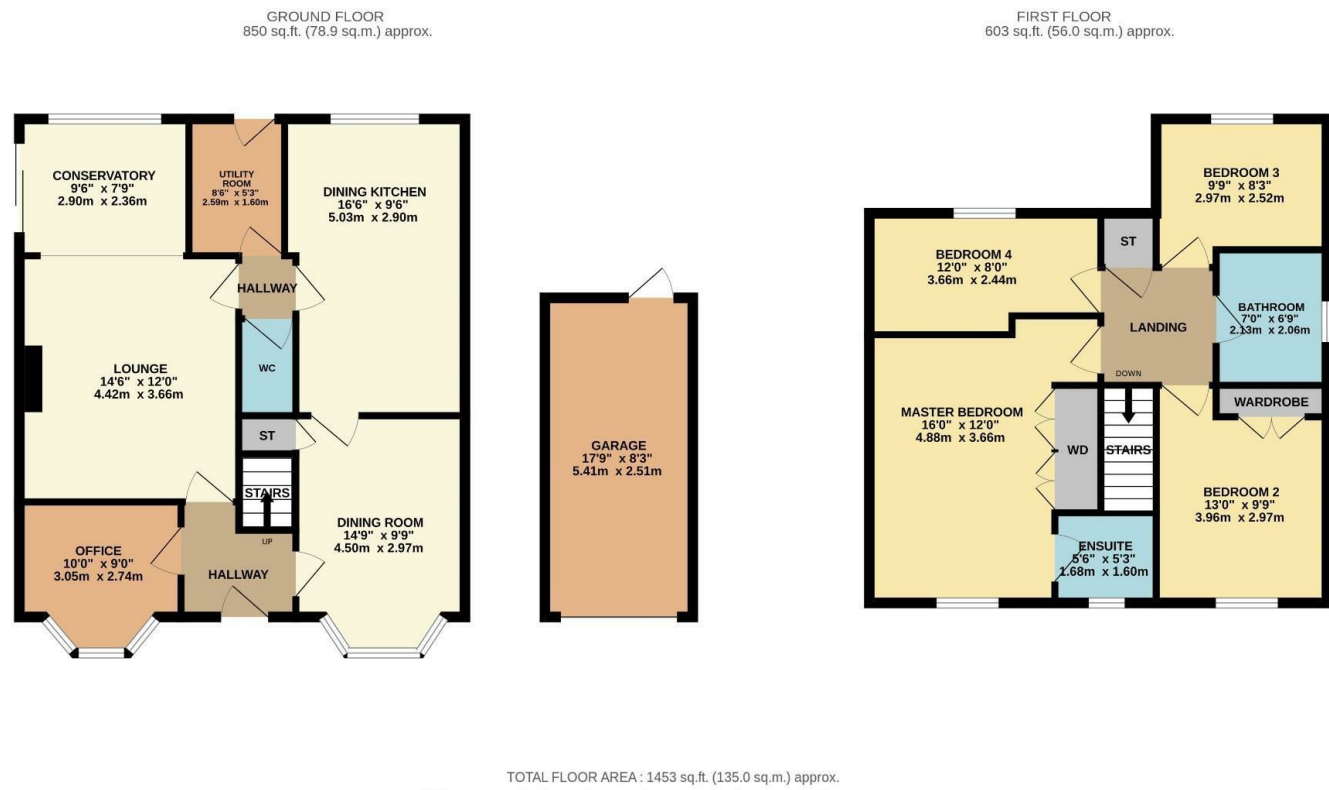
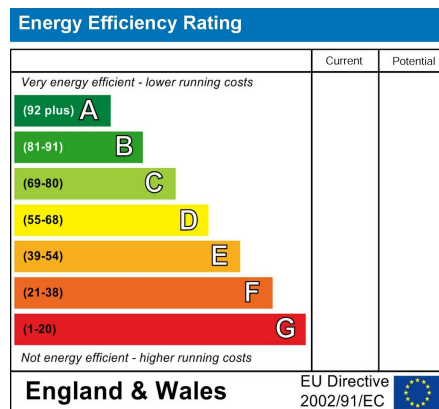


Floor Plan



Energy Performance Certificate



Directions

From Skipton Road turn right onto Bilton Lane and turn left onto Crab Lane. Continue straight ahead, past Knox Arms pub and take the next right into Old Barber continue to the bottom of the road where the property stands on the right hand side.

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.



Offers In The Region Of £475,000

1b Old Barber, Harrogate, Yorkshire, HG1 3DF

4 Bedroom House

A very well presented four bedroomed detached family home offering spacious and well proportioned living accommodation throughout, benefiting from a superb location within the ever popular area of Bilton with a wide range of local amenities close by and countryside walks on the doorstep.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas central heating and double glazing, the living accommodation comprises; entrance hall, office/snug, lounge opening into the sunroom which overlooks the rear garden, separate dining room, modern fitted breakfast kitchen with integrated appliances including dishwasher, fridge freezer, oven, microwave oven and gas hob with extractor fan and a large breakfast bar. There is also a separate utility to the rear of the property and a downstairs w/c.

On the first floor, the landing leads to the master bedroom suite which has built-in wardrobes and an ensuite shower room with walk-in shower, w/c and hand basin, second double bedroom again with fitted wardrobes, third double bedroom and a good size fourth bedroom and a modern fitted bathroom with shower over the bath, w/c and basin.

Outside the front of the property is the driveway leading to the single garage which also has a electric car charging point. To the rear is a fully enclosed garden with well-stocked flowerbeds a good size lawn area and a patio seating area which offers a great entertaining space.

