A superbly presented and recently updated three bedroomed semi detached family home that features an updated open plan kitchen and a superb enclosed garden located in a popular residential location close to the Nidd Gorge.

**Council Tax Band C**

Tenure Freehold

**Directions**

From the Empress roundabout proceed along Skipton Road and turn right into Bilton Lane. Continue along Bilton Lane past the cricket club and turn left into Tennyson Avenue where the property is found on your right hand side.

**Agents Notes**

We do not set out to avoid our civil and criminal liabilities by using a 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 part of a contract. If you require written confirmation on any point we will gladly assist.
Description

A superbly presented and recently updated three bedroomed semi detached family home that features an updated open plan kitchen and a superb enclosed garden located in a popular residential location close to the Nidd Gorge.

With UPVC double glazed replacement windows and gas fired central heating the property briefly comprises; reception hall, spacious lounge with a living flame coal effect gas fire.

The accommodation then leads into the recently refurbished modern kitchen with a dining area and double opening patio doors that lead to the impressive enclosed rear garden. The kitchen includes integrated appliances, five gas ring hob and double oven.

At first floor there are three bedrooms and an updated luxury bathroom with shower bath which incorporates a wall mounted shower.

From the landing area there is a useful airing cupboard with a Combi gas fired central heating boiler. There is also access for a pull down ladder to an insulated part boarded loft.

Outside the property features a well presented fore garden with shaped lawn and block paved driveway that leads to a access gate from where there is an enclosed feature garden and patio.

This area offers spacious patio ideal for entertaining. Beyond there is a shaped lawn garden that takes the sun in the afternoon till sunset and features mature flowerbed borders and a useful lockable storage shed.

This beautifully presented property is located in one of Harrogates most popular residential areas. Nearby there a pleasant dog walks and cycling routes along the Nidd Gorge.

There is a regular bus route for the traveller and shopper that provides quick access into Harrogate. There are good schooling options both in Bilton and beyond in Harrogate in both the state and public sector.

Harrogate offers a good road and rail network that offers the commuter and traveller quick access to Leeds York and London.