



3 Bedroomed Semi-Detached

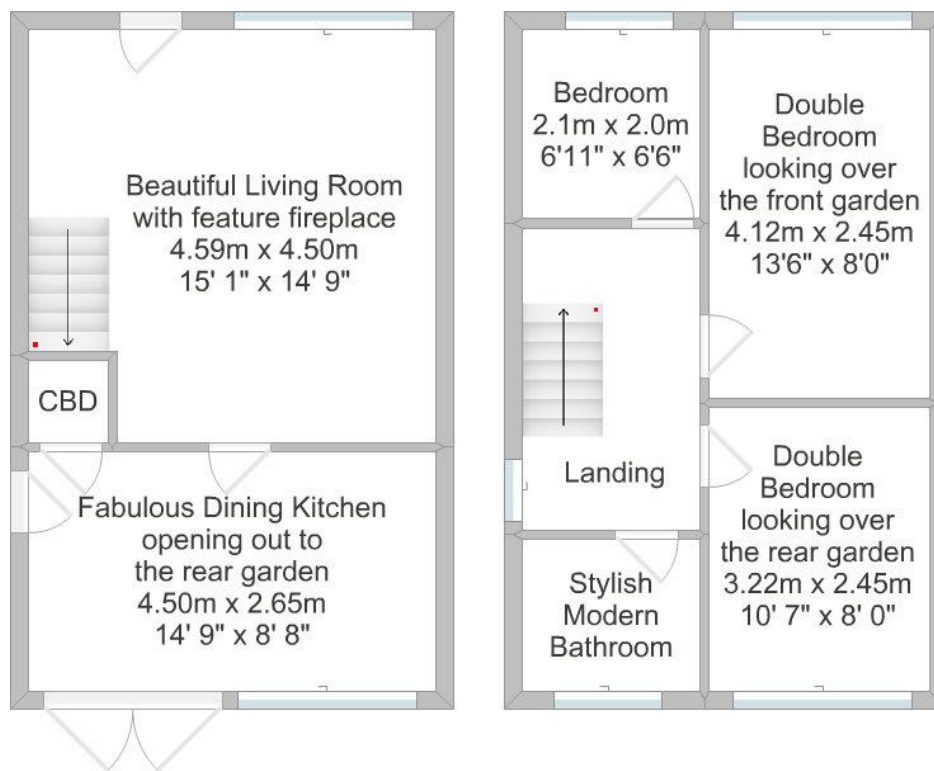
Offers around £250,000

17 Hillbank View

Harrogate, HG1 4DR



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From the green countryside of Bogs Lane, you turn into the cul-de-sac of Hillbank View, and immediately notice the feeling of calm and quiet. This peaceful backwater lies between Harrogate and Knaresborough, set well away from the main roads, yet within easy walking distance of local shops, schools and the train station.

First impressions are that No. 17 is a smart, modern home, with gardens to front and rear, joined by a long driveway. The rear garden holds a lush green lawn and a patio area for entertaining, with access from the breakfast kitchen through double doors.

Step inside, and you find a stylish, glossy kitchen with a dining area, bathed in natural light from a large window overlooking the rear garden and the double doors that lead out to the patio. The cooking appliances are integrated, and there is ample storage in the u-shaped run of units and the separate store cupboard. The main living space is easily large enough to accommodate a family, and is nicely presented, with a modern wall-mounted fire and engineered wood flooring.

Upstairs, and there are two double bedrooms and a smaller child's room, all with pleasant green views. The family bathroom is recent and luxurious, with a 'monsoon' shower over the bath and high quality fittings and tiling. There is an insulated loft with ladder access to add to the built-in storage on the ground floor.

No. 17 is a comfortable and welcoming family home, in a safe, peaceful location with a distinct village feel, a place to relax and unwind with the family. Call today to book your appointment to view.

Surroundings

The Bogs Lane area of Harrogate is on the edge of the countryside, with open fields on the doorstep, yet within easy reach of local amenities. Primary schools and local shopping are a short walk away, as is Starbeck railway station, giving access to Harrogate, York, Leeds and beyond. Supermarket shopping is available around a mile away, as is the Harrogate bypass providing commuter links to Leeds and the North. Harrogate Golf Club and Starbeck Tennis Club are very close by.

Services

The property is connected to mains gas, electricity, water and drainage. Fibre broadband is available, with speeds of up to 152Mb.

Directions

From Harrogate Town Centre take the A59 Knaresborough Road towards Knaresborough. Pass through the Empress roundabout and continue until you reach the Tesco/Esso petrol station, where you turn left onto Kingsley Drive. Follow the road out into the country where it becomes Bogs Lane. Just before Starbeck Tennis Club turn right into Hillbank View and look for our For Sale sign on the right side. A member of our staff will be there to meet you.

Energy Efficiency Rating: D

Tenure: Freehold

Council Tax Banding: C - £1405. p.a.

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