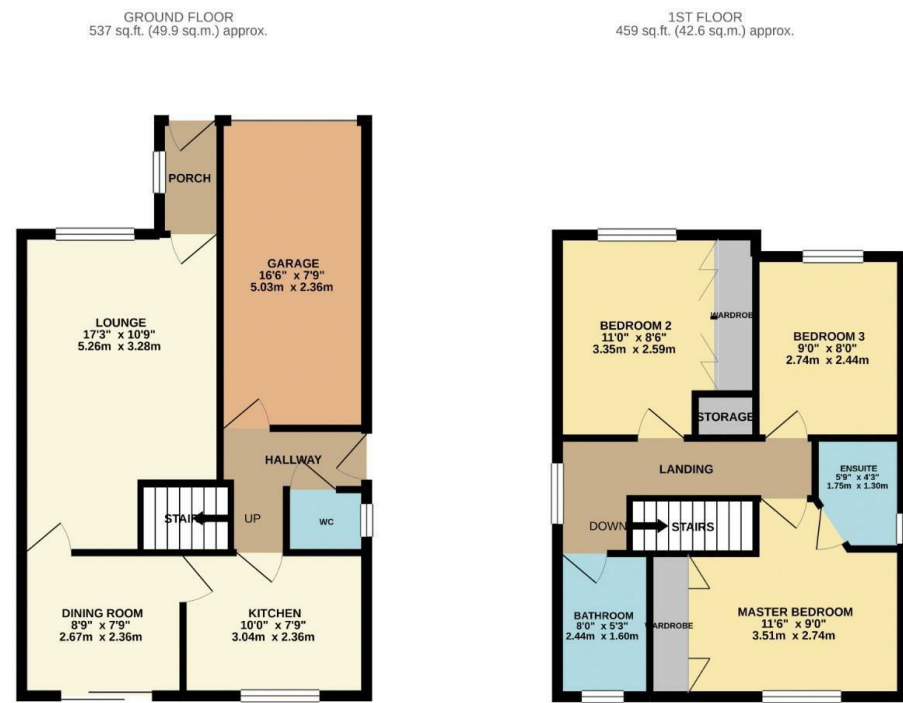
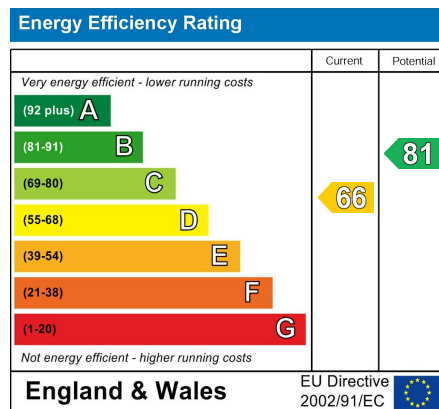


Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed along Skipton Road (A59) and turn right onto Bilton Lane. Proceed along Bilton Lane and turn left into Hall Lane and follow the road round to the right onto Tennyson Avenue. Turn left into Burns Way and follow the road to the left where the property is found on your left hand side.

Council Tax Band D 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.



£350,000

17 Burns Way, Harrogate, HG1 3NA

3 Bedroom House

**A very well presented three bedroomed detached house offering well proportioned living accommodation throughout and benefitting from a superb location in Bilton with a wide range of amenities close by and a regular bus service into Harrogate's town centre.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

With gas fired central heating and double glazing the living accommodation comprises; entrance porch, spacious living room with feature fireplace, dining room with patio doors that lead out onto the back garden, kitchen with electric cooker, space for a freestanding fridge freezer and plumbing for a washing machine. There is also an inner hall which leads to the downstairs w/c, integral single garage and a side entrance door.

On the first floor the landing leads to the Master bedroom with fitted wardrobes and an ensuite shower room with walk in shower, w/c and hand basin. Second double bedroom with fitted wardrobes, good sized third bedroom and a house bathroom with bath, w/c and hand basin. On the landing there is a useful airing cupboard and a loft hatch leading to the loft space which is partially boarded.

Outside to the front of the property is a driveway offering off street parking and leading to the single garage. There is a side path which leads to the back of the property into the rear garden which includes a patio area and a raised lawn and flower beds.

Benefitting from a superb location with a regular bus service into Harrogate's town centre within walking distance, there are also primary schools, Post Office, a wide range of shops and also countryside walks on your doorstep towards Nidd Gorge.

