



Poplar Grove, Harrogate HG1 4PL

welcome to

Poplar Grove, Harrogate

This three-bedroom semi-detached home in Bilton offers an open-plan living and dining area with a log burner, a separate kitchen with utility room, a large rear garden, and off-street parking. Local shops, schools, bus routes, and Nidd Gorge are all close by.



Located in Bilton, Harrogate, this semi-detached home offers a practical layout that suits a range of buyers. The open-plan living and dining area features a log burner and leads into a separate kitchen, with a utility room providing useful additional storage. Upstairs, the property includes three good sized bedrooms and a shower room with separate WC.

The home benefits from a large rear garden, providing plenty of outdoor space making it great for families.

Bilton has a selection of everyday amenities, including small supermarkets, convenience stores, cafés, takeaways, and local services around King Edward's Drive and Bilton Lane. The area is also close to Nidd Gorge, which offers woodland walks and cycle routes. Several well regarded schools are within easy reach, and regular bus routes provide access into Harrogate town centre, with straightforward road links to Knaresborough and surrounding areas.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This property is a great opportunity for first-time buyers or buy to let investors! Viewings recommended, Call us on 01423502282 to book now!

Entrance Hall

Lounge/Diner

Kitchen

Utility Room

Landing

Bedroom One

Bedroom Two

Bedroom Three

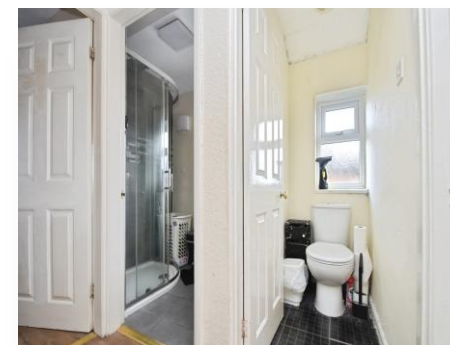
Bathroom

Seperate W.C

Shower Room

Front Garden

Rear Garden



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welcome to

Poplar Grove, Harrogate

- Three well proportioned bedrooms
- Open-plan living and dining area with log burner
- Separate kitchen and useful utility room
- Large private rear garden
- Great local amenities, travel links and well regarded schools.

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG107628 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk