

**41 CHAUCER GREEN
HARROGATE
HG1 3LW**



**NICHOLLS
TYREMAN**

41 CHAUCER GREEN | HARROGATE | HG1 3LW

Nestled on a quiet residential cul-de-sac in the popular Bilton area of Harrogate, this well-presented two-bedroom property offers comfortable living space ideal for first-time buyers, downsizers or small families

Entrance Vestibule | Living Room | Kitchen

Two Bedrooms | Bathroom

Gardens

Council Tax: B | Energy Rating: D | Tenure: Freehold

£180,000

Agent's Note: These photographs were taken prior to the current tenancy



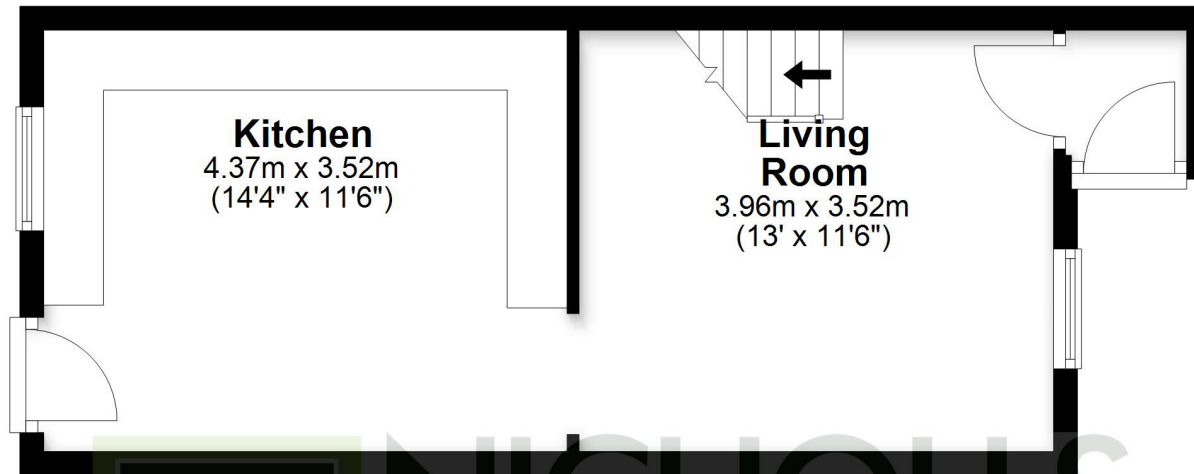


The accommodation briefly comprises an entrance vestibule leading into a welcoming living room. The kitchen is fitted with a good range of wall mounted cupboards, base units and drawers, laminate work surfaces and tiled splashbacks, together with an integrated electric oven, four ring gas hob and extractor canopy over. Upstairs, the landing provides access to the loft and a useful store cupboard with linen shelving. Bedroom one features a recessed wardrobe with a large hanging area and storage shelves, while bedroom two offers further sleeping space. The bathroom is fitted with a white suite comprising a bath with shower over, low flush wc and pedestal wash hand basin. Outside, the front of the property benefits from a lawned garden area, while to the rear is a patio and a garden shed, perfect for outdoor seating and storage.

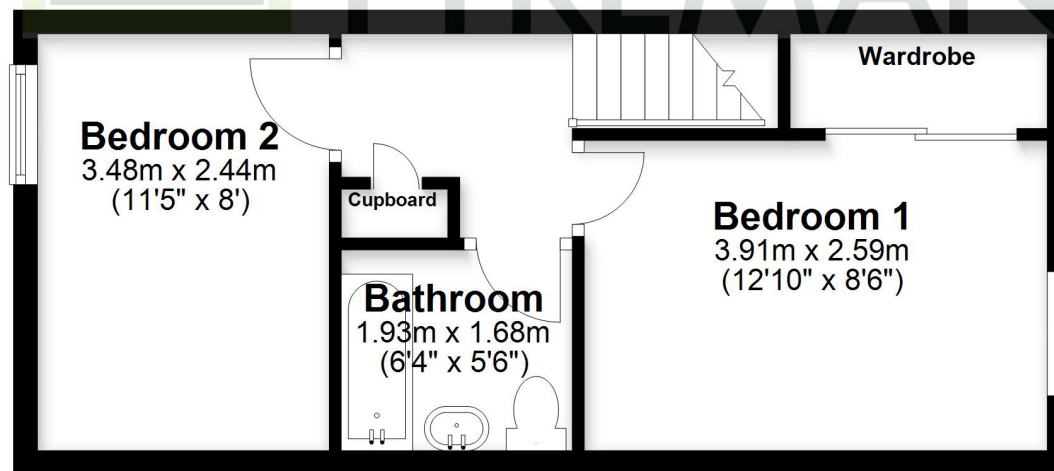
Chaucer Green sits in the established Bilton suburb of Harrogate, a short distance from local shops and everyday services including a Co-op supermarket, convenience stores, takeaways, a pharmacy, cafés and the Bilton Cricket Club. Bilton's community facilities, including a library and community centre, are close at hand, while the wider range of shops, restaurants and leisure options in Harrogate town centre are only a short journey away, with larger retail parks and supermarkets on Skipton Road also easily accessible. The area is well served by primary schools such as Richard Taylor Church of England Primary School and Bilton Grange Primary School (both rated Good), with Harrogate High School providing secondary education nearby. Excellent local bus services, including the frequent route 2, connect Bilton to Harrogate bus station and town centre. Harrogate railway station (approximately 1.5–2.6 miles) and Starbeck station offer regular trains to Leeds, York, London King's Cross and beyond, while road links via the A59 and A61 provide straightforward access to Leeds, York, Ripon and the A1(M).

This property combines practical accommodation with a convenient residential location on the edge of Harrogate, close to open countryside yet well connected to the town's amenities and transport network. Early viewing is recommended.

Ground Floor



First Floor



Total area: approx. 60.3 sq. metres (648.9 sq. feet)

This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.



9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.