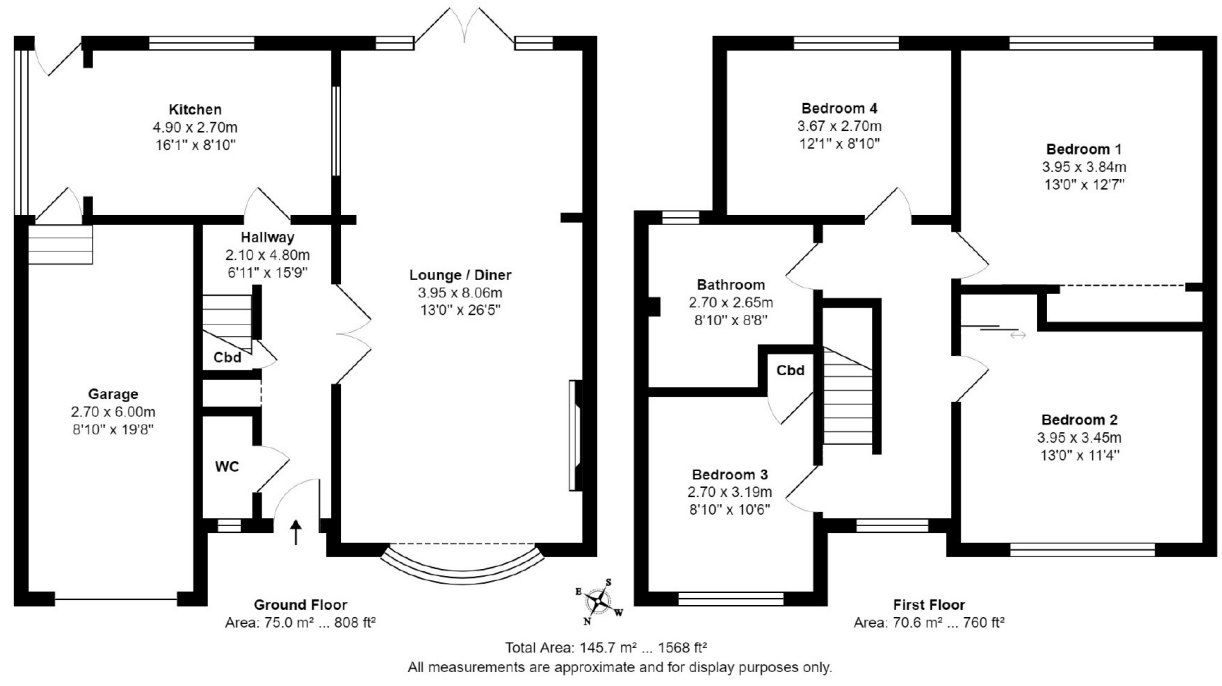


BECKFORD

MALTHOUSE LANE, BURN BRIDGE, NORTH YORKSHIRE

£440,000



Time to get to know the area
Occupying a desirable position in the village of Burn Bridge which is ideally located for commuting by road or rail.

How to get there
Leaving Harrogate along the A61 Leeds Road passing by Pannal, turn right off the main road where signposted towards Burn Bridge. Continue ahead turning right opposite the Black Swan Public House into Malthouse Lane. Continue ahead turning right where the house can be found on the right hand

Bus 3 minute walk	Main Roads A1M - 9.5 Miles	Train Pannal - 1.1 Miles	Airport LBA - 9.8 Miles



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Harrogate's Family Estate Agents



**Beckford
Malthouse Lane
Burn Bridge
HG3 1PD**

		
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'Beckford' is a desirable 4 bedroom stone built detached house situated in a quiet backwater enjoying views down the beck and towards the bridge situated in the sought after village of Burn Bridge.

With double glazing and gas fired central heating the property comprises in brief. Covered entrance. Reception hall with wc and under stairs storage cupboard. Spacious through living/dining room with stripped wooden floors and a stone fireplace. Wall lights and ceiling cornice. Double doors to the rear courtyard gardens. Breakfast kitchen with recessed appliances. Access to the garage. First floor landing, four bedrooms and a house bathroom.

Outside there is off street parking on a block set driveway for two vehicles. Front gravelled forecourt. Enclosed rear flagged courtyard ideal for garden furniture enjoying views down the beck towards the bridge.

The property is conveniently located within a short drive of Harrogate's town centre which offers excellent boutique shopping as well as fine restaurants and bars. The area is also renowned for its choice of reputable schooling for all ages. Local train stations at Pannal and Harrogate provide regular services to the main hubs at Leeds and York, and the A1M linking into the national motorway network is only 5 miles away. Leeds Bradford International Airport is a mere 20 minute drive.



Fixtures & Fittings	Services	Rating Authority	Tenure	EPC Rating
Furnishings are not part of the sale and must be considered and negotiated separately.	All mains services are connected to the property.	Harrogate Borough Council Band F	Freehold	D