



VERITY
FREARSON

BECKFORD, MALTHOUSE LANE, BURN BRIDGE, HG3 1PD

GUIDE PRICE £499,000

BECKFORD, MALTHOUSE LANE,

Burn Bridge, HG3 1PD

A stunning four-bedroom house enjoying a delightful position backing onto the picturesque Crimple Beck, in a peaceful location within this highly sought after village to the south side of Harrogate, well placed for daily commuting to Yorkshire's principal business districts. Local amenities including the Black Swan public house, Pannal Primary School and train station.

This exceptional and individual property has undergone a comprehensive refurbishment to now offer stylish and generous accommodation. An internal inspection is recommended to appreciate the tranquil position of this superb family home. Offered for sale with no onward chain.



Living / Dining Room · Breakfast Kitchen · Utility Room · Office / Playroom

4 Bedrooms · Luxury Bathroom

Off-Road Parking · Attractive Terrace

Garage Split Into Living Accommodation And Useful Storage Area







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Double glazed doors to reception room.

CLOAKROOM

Low-flush WC, washbasin and window to front.

LIVING / DINING ROOM

A particularly generous room with bay window to front, double doors to rear garden and fireplace. Opening to:

BREAKFAST KITCHEN

A superb room with range of shaker style wall and base units, quartz work surfaces, Range cooker, fitted appliances and breakfast bar.

REAR LOBBY

Door to rear garden.

UTILITY ROOM

Fitted with wall and base units and stainless steel sink.

OFFICE / PLAY ROOM

Window to side.

FIRST FLOOR

LANDING

Window to front, access to roof void.

FIRST FLOOR

BEDROOM 1

Window to front.

BEDROOM 2

Window to rear.

BEDROOM 3

Window to rear.

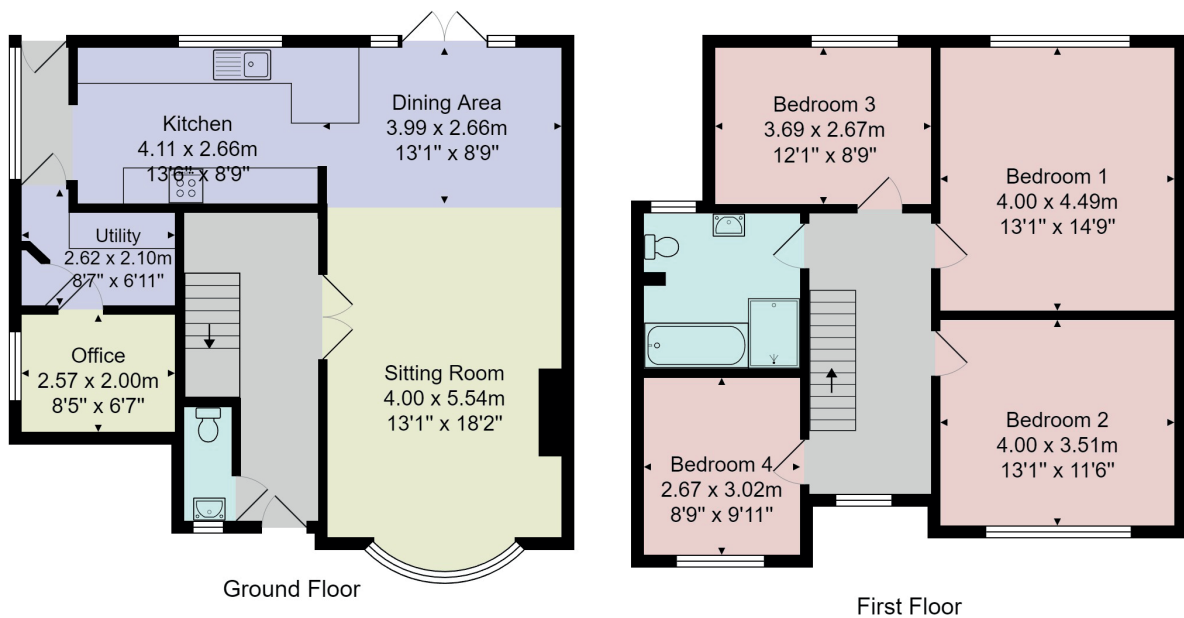
BEDROOM 4

Window to front.

LUXURY BATHROOM

Incorporating modern tiling, walk-in shower, free-standing bath, low-flush WC, washbasin with vanity cupboard.

FLOOR PLAN



Total Area: 143.0 m² ... 1540 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

Part of the original garage has been split to create further living accommodation, but the remaining space provides useful storage.

To the rear of the property is an attractive terrace.

The front garden is lawned and there is further parking for two vehicles on the opposite side of the lane.

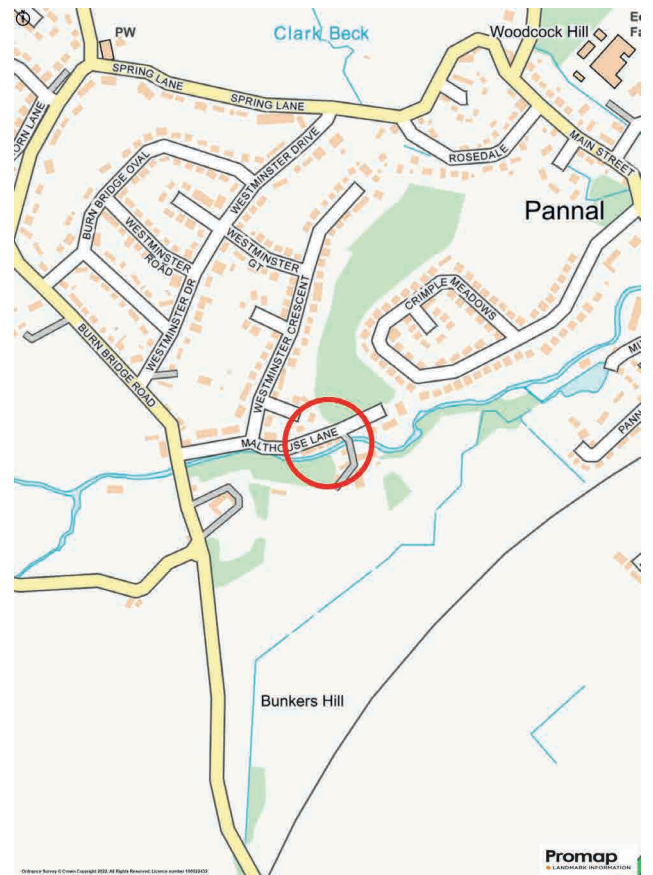
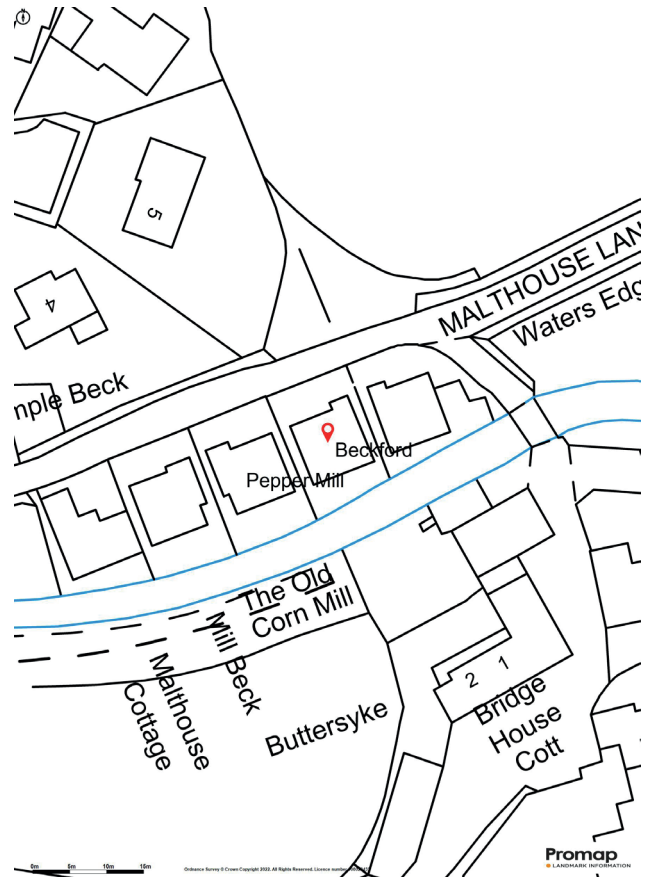
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			83
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Harrogate

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