



Grainbeck Cottage, 2 Wreaks Road, Birstwith, Harrogate, HG3 2NN

£325,000

Offers Over

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A charming double-fronted stone-built cottage enjoying an enviable position in the heart of the fashionable village of Birstwith.

This superb three-bedroom cottage offers very spacious accommodation, now in need of modernisation.

The property is situated in this delightful and quiet position in the heart of the popular village of Birstwith which is well served by excellent village amenities including village shop, public house, primary school, local sports clubs and a regular bus service which runs between Harrogate and Pateley Bridge. Offered for sale with no onward chain.





GROUND FLOOR
ENTRANCE HALL

FAMILY ROOM

Open fire with stone surround. Window to front.

DINING ROOM

Window to side.

LIVING ROOM

Window to front and side, electric fire and built-in shelving.

KITCHEN

Range of wall and base units, tiled flooring, central heating boiler. Door to rear garden.

LOWER GROUND FLOOR

Basement room.

FIRST FLOOR

BEDROOM 1

Built-in wardrobes, window to front.

BEDROOM 2

Window to front.

BEDROOM 3

Window to side.

BATHROOM

Three-piece suite incorporating bath, wash basin, low-flush WC and separate shower cubicle. Window to rear.

OUTSIDE

Good-sized patio garden to rear.

We understand from our client that the property has an arrangement to park in the car park opposite.

Tenure - Freehold

Council Tax Band - C





Total Area: 118.1 m² ... 1271 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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