



VERITY
FREARSON

MILL RACE, TOWN STREET, SHAW MILLS, HG3 3HU

OFFERS OVER £600,000

MILL RACE, TOWN STREET

Shaw Mills, HG3 3HU

A spacious and very well presented four bedroom detached village property enjoying a delightful position with countryside views within the charming Dales village of Shaw Mills. The spacious home extends to over 2000 ft.² and provides a high quality and modern accommodation having been constructed by a reputable local builder in 2004.

On the ground floor, there is an impressive reception hall with vaulted ceiling which provides access to the large, living kitchen and separate sitting room which has glazed doors leading to the front garden. The flexible bedroom accommodation is arranged over two floors with two ground floor bedrooms and a bathroom together with two first floor bedrooms where there is also an ensuite shower room and separate bathroom.

To the front of the property there is a generous drive which provides ample off-road parking and at the rear there is a private landscaped garden which provides various sitting areas to enjoy the sun.



Reception Hall · Sitting Room · Dining Kitchen

4 Bedrooms · En-Suite · 2 Bathrooms

Ample Off-Road Parking · Private Garden







ACCOMMODATION

RECEPTION HALL

A large reception hall with impressive, vaulted double height ceiling. A contemporary oak staircase leads to the first floor.

SITTING ROOM

A large reception room with windows and glazed doors overlooking the front garden with an attractive countryside view beyond. Living flame oil stove.

DINING KITCHEN

An impressive open plan kitchen and dining area with stone flagged floor. The kitchen comprises a range of quality wall and base units with granite worktops and integrated appliances. A door leads to the garden.

BEDROOM 3

A double bedroom with a window overlooking the garden.

BEDROOM 4

A further bedroom with a window overlooking the garden. There is potential to use this room as a study or snug.

BATHROOM

A white modern suite comprising WC, contemporary basin set atop of vanity unit and a whirlpool bath with shower above. Heated towel rail.

FIRST FLOOR

BEDROOM 1

A stunning, large bedroom with space for sitting/dressing area. Fitted wardrobes.

ENSUITE

A modern white suite comprising WC, basin and shower. Heated towel rail.

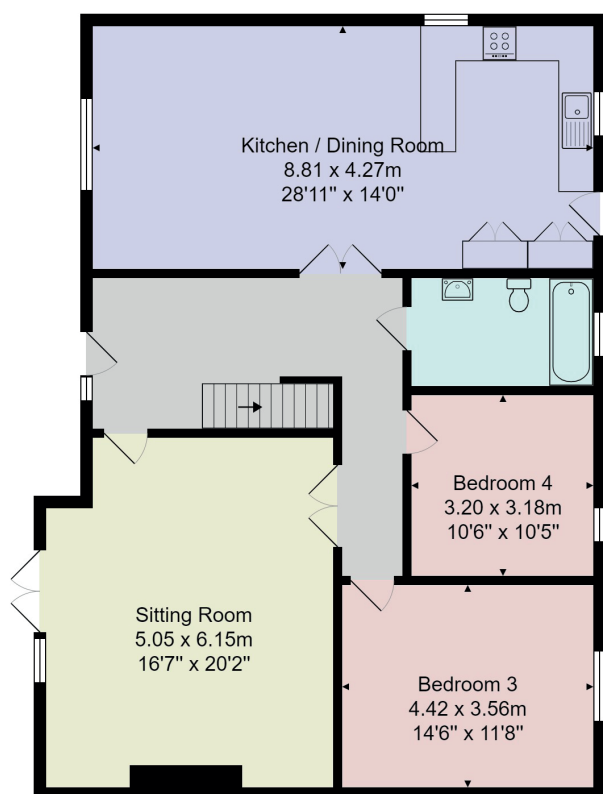
BEDROOM 2

A large double bedroom with window and skylight window and access to eaves storage space.

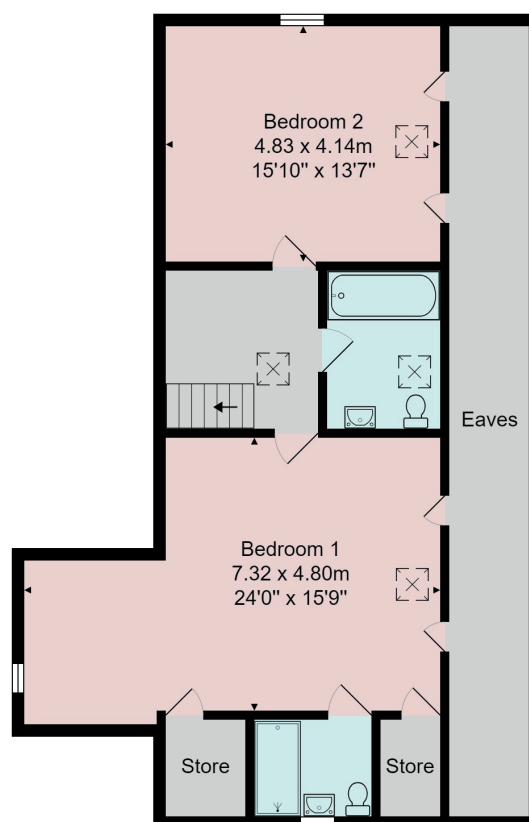
BATHROOM

A white modern suite comprising WC, basin and bath. Heated towel rail.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 196.3 m² ... 2113 ft² (excluding eaves)

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

A block paved drive provides ample off-road parking to the front of the property along with a lawned garden.

To the rear there is an attractive landscaped private garden with various paved sitting areas and planted borders. There is a useful timber garden shed.

Location

This individual home is situated in a delightful position, enjoying a pleasant aspect over the surrounding countryside. Shaw Mills is a desirable village within the Nidderdale area and is just a short drive from Harrogate town centre and convenient for the amenities in the nearby villages of Ripley and Birstwith.

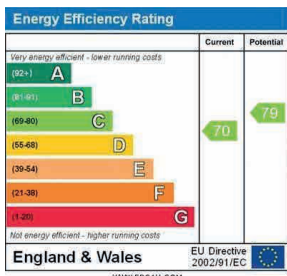
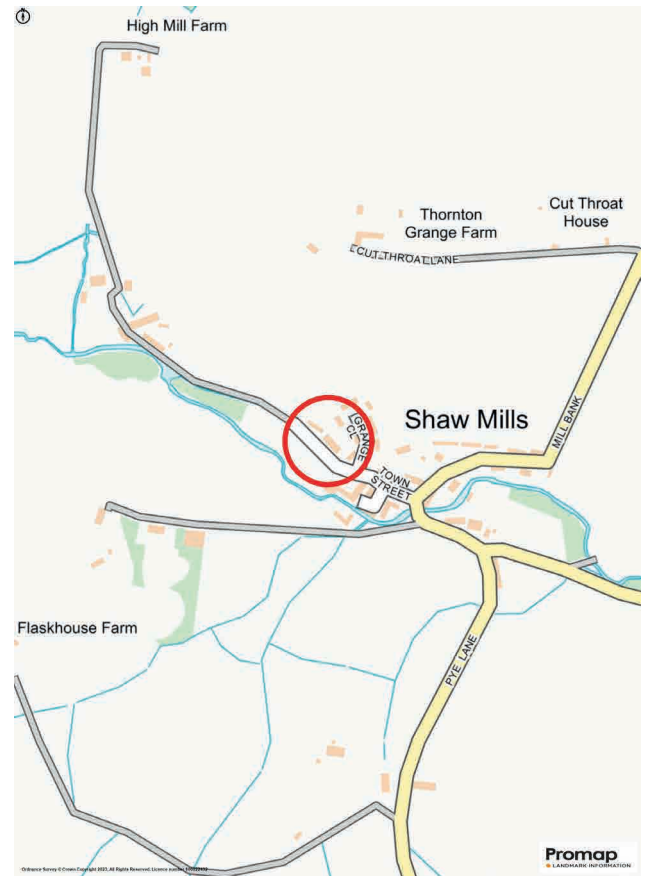
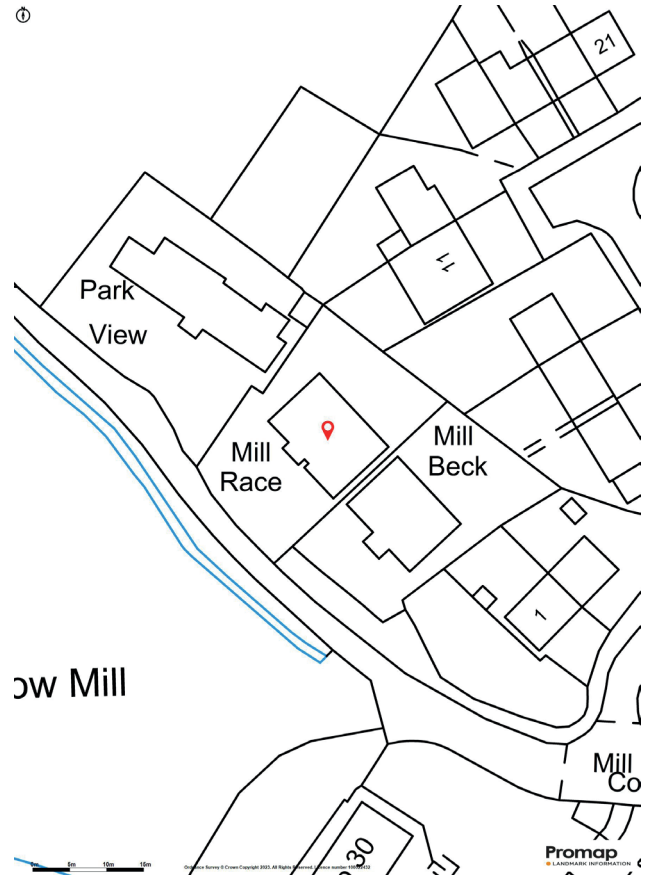
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



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