



VERITY
FREARSON

4 BRIDGE END COTTAGES, WREAKS ROAD, BIRSTWITH, HG3 2NP

£500,000

4 BRIDGE END COTTAGES, WREAKS ROAD,

Birstwith, Harrogate, HG3 2NP

A beautifully presented village property, offering characterful accommodation and occupying a generous plot, situated in the heart of this popular Nidderdale village.

This charming stone-built property provides generous, well-appointed accommodation comprising two reception rooms together with a superb farmhouse-style kitchen and dining room, a utility room and downstairs WC. Upstairs, there are three good-sized bedrooms, including the main bedroom which has an en-suite shower room, and there is also a modern bathroom and dressing room.

The property occupies a particularly generous plot, having attractive gardens with lawn, paved and decked sitting areas as well as a drive which provides ample off-road parking and leads to a garage / store, which has potential for conversion to create additional living accommodation if required, subject to obtaining the necessary consents.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

3 Bedrooms · En-Suite Shower Room · Dressing Room · Bathroom

Off-Road Parking · Garage / Store · Large Lawned Gardens · Electricity Point for Charging Electric Car







ACCOMMODATION

GROUND FLOOR ENTRANCE PORCH

With stone-flagged floor. Leads to –

LOUNGE

A spacious reception room with exposed wooden beams and stairs leading to the first floor with under-stairs storage. Fireplace with wood-burning stove (fitted 12 months ago).

DINING KITCHEN

With dining area and glazed doors leading to the garden. The kitchen comprises a range of stylish wall and base units with granite worktops and island with oak worktop and breakfast bar. Point for a range cooker and integrated dishwasher.

FAMILY ROOM

A further reception room with vaulted ceiling and glazed doors leading to the garden. Skylight window.

UTILITY ROOM

With fitted unit, worktop and sink. Space and plumbing for appliances.

CLOAKROOM

With WC and washbasin. Boiler.

FIRST FLOOR

BEDROOM 1

A large double bedroom with vaulted ceiling and windows to front and side.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit and shower. Tiled floor with under-floor heating. Heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobe.

BEDROOM 3

A further bedroom.

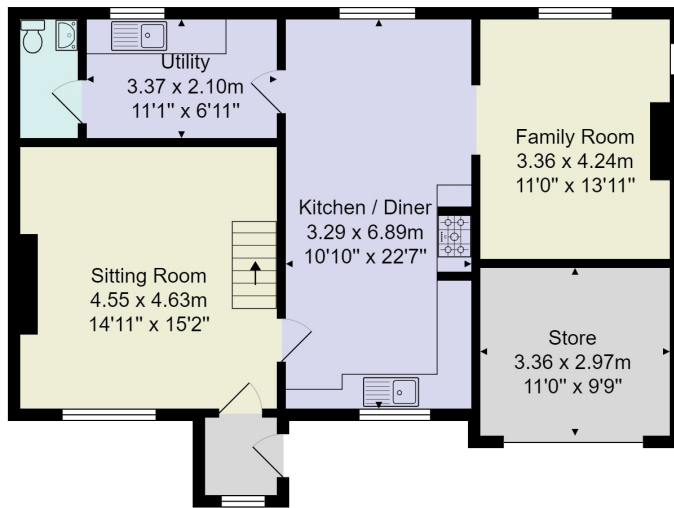
BATHROOM

A white modern suite with WC, washbasin and bath with shower above. Heated towel rail. Tiled walls. Fitted cupboard.

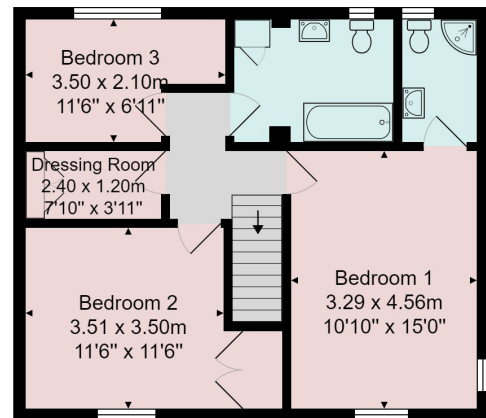
DRESSING ROOM

A useful additional room ideal for use as a dressing room. Fitted wardrobes.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 138.1 m² ... 1486 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

A driveway provides parking and leads to the garage / store. The property occupies a generous plot with large gardens surrounding the property with lawn, decked and paved sitting areas and shed.

Electricity point in wood store for overnight charging of electric car (NOT fast charge).

Location

This excellent home is situated within the heart of Birstwith, a popular Nidderdale village well served by local amenities which include a pub, village shop, primary school, local sports clubs, children's playground and regular bus service.

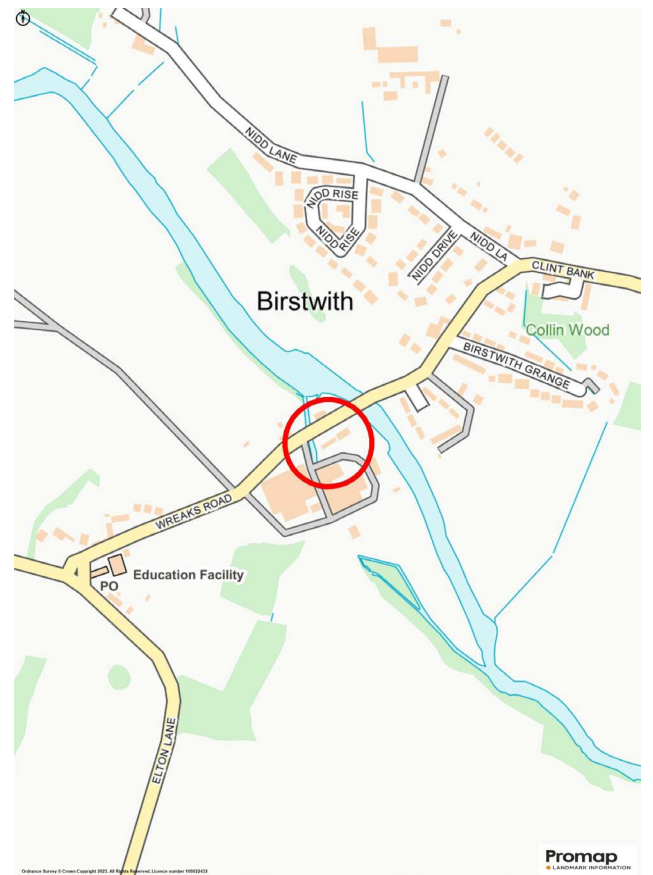
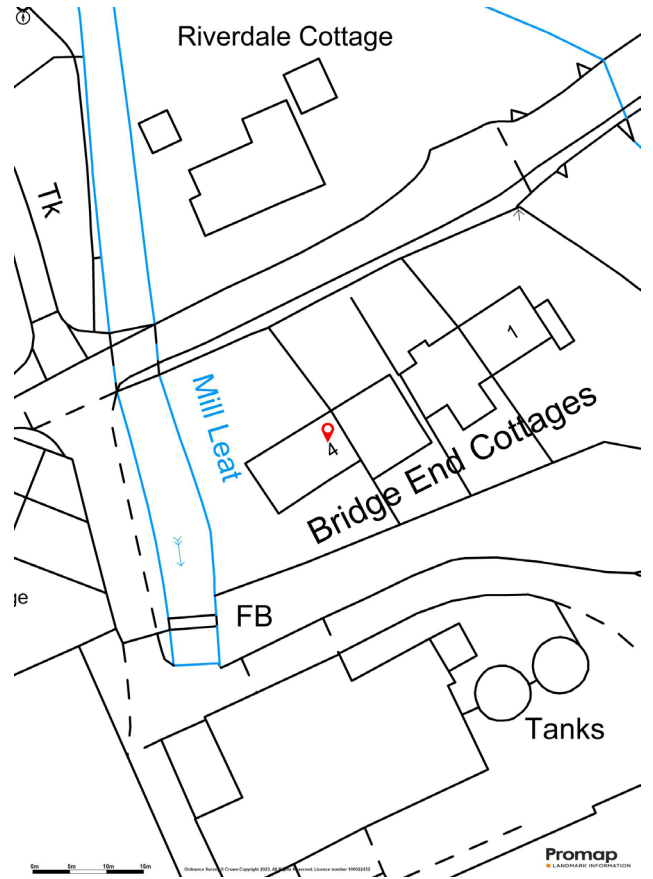
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	71	83
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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