



VERITY
FREARSON

24 HARTWITH GREEN, SUMMERBRIDGE, HG3 4HX

OFFERS OVER £525,000

24 HARTWITH GREEN,

Summerbridge, HG3 4HX

This superb and individual four-bedroom detached bungalow occupies a quiet end of cul-de-sac position in the heart of Summerbridge, offering very well-appointed and generous accommodation, as well as a very private outdoor entertaining space with woodland backdrop.

Summerbridge is an attractive North Yorkshire village with impressive countryside surroundings in the heart of Nidderdale, which is renowned for its outstanding natural beauty. Local daily grocery shopping is available in Pateley Bridge along with such attractions as the Nidderdale Museum and England's oldest sweetshop. Reputable schools for all ages are within a short commute including the village primary school which is within a five-minute walk. Transport links are most accessible with the train line running to the main stations at York and Leeds from Harrogate. The A1 (M) linking into the national motorway network only 18 miles away, and Leeds Bradford International Airport a mere 40-minute drive.

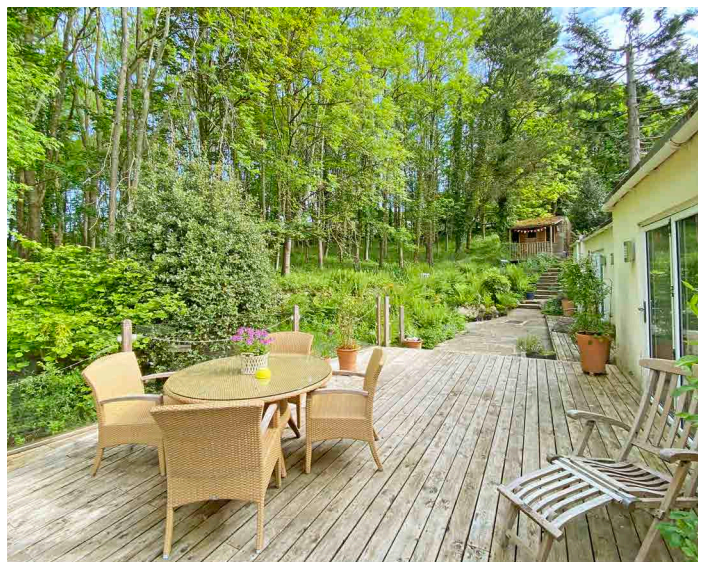
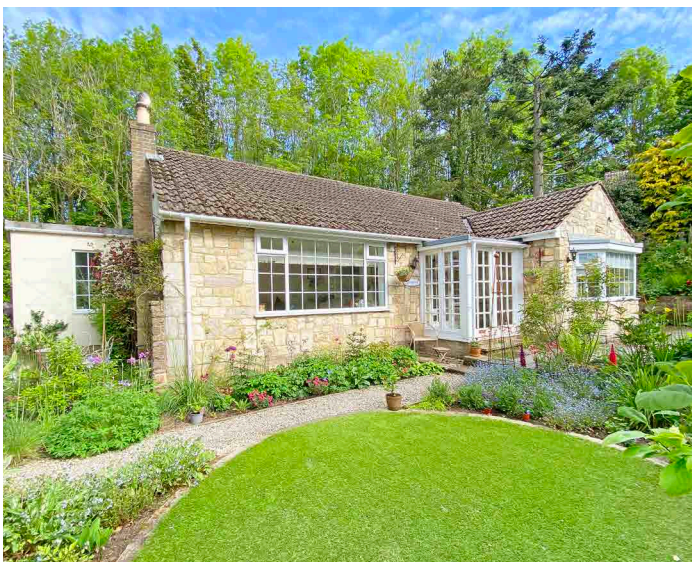
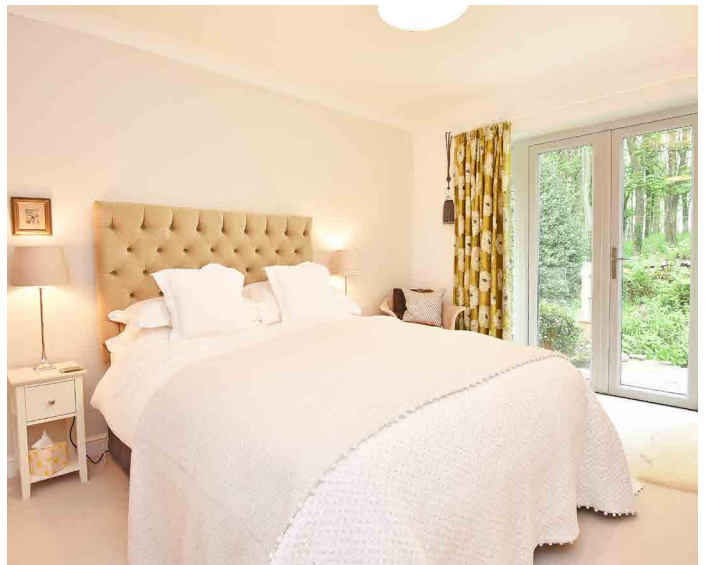
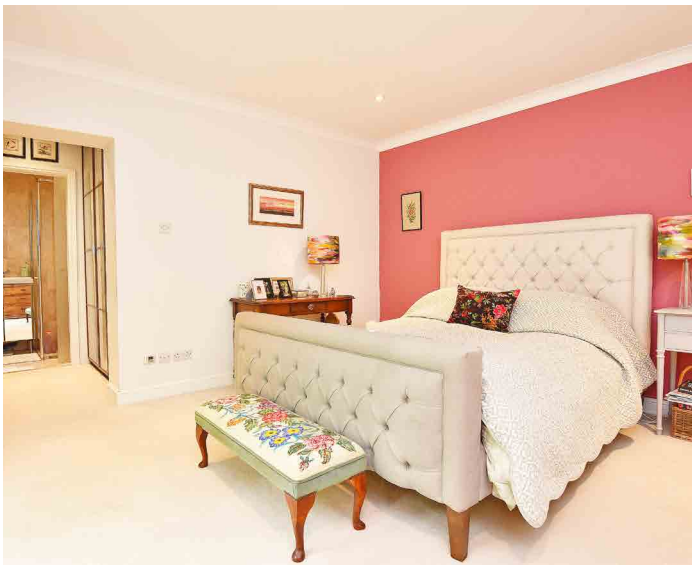


Dining Kitchen · Living Room

4 Bedrooms · En-Suite Shower Room · Master Bedroom With Walk-in Wardrobe · Bathroom

Ample Off-Road Parking · Carport · Attractive Gardens







ACCOMMODATION

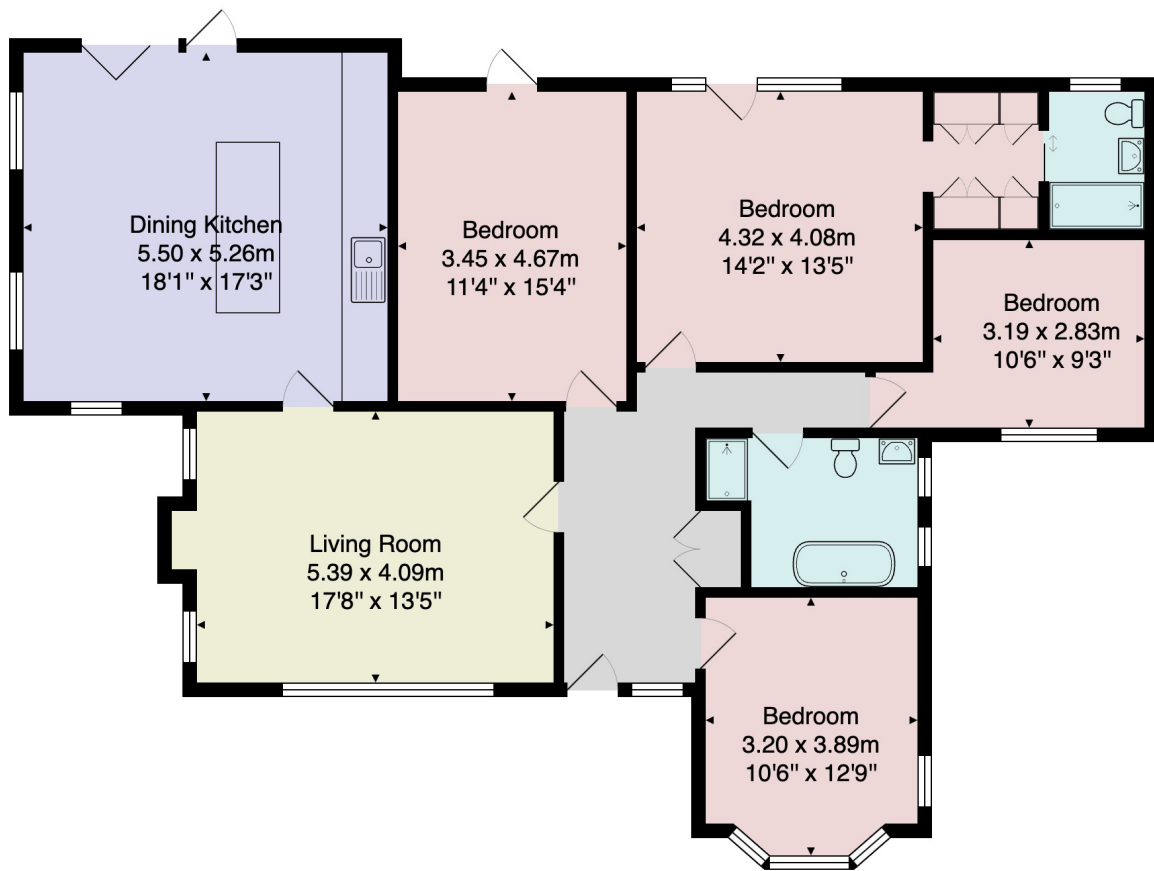
Fronted by driveway parking for multiple vehicles leading to a carport and lawned garden, the accommodation opens via an entrance porch to the central reception hall with utility cupboard. The flexible layout means that a number of rooms could be utilised for different uses.

The bay-fronted room to the front elevation could be used as either a home office, second sitting room or double bedroom, as could the room which is adjacent to the dining kitchen and has French doors that open to the rear gardens.

The spacious sitting room boasts a log-effect gas stove and leads through to the magnificent dining kitchen with bi-folding doors that open to the outdoor entertaining space consisting of a large decked terrace. There are further stone flagged patios and steps leading up to an elevated summer house. The natural stream with established planting and woodland beyond really do make these private gardens idyllic.

The master bedroom suite with built-in wardrobes and stylish en-suite shower room also opens out to the gardens. In addition there is a further double bedroom and house bathroom.

FLOOR PLAN



Total Area: 138.0 m² ... 1485 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

Fronted by driveway parking for multiple vehicles leading to a carport and lawned garden.

A particular feature to the property and the most attractive rear gardens with delightful aspect, incorporating paved and decked seating areas, mature planting and summer house.

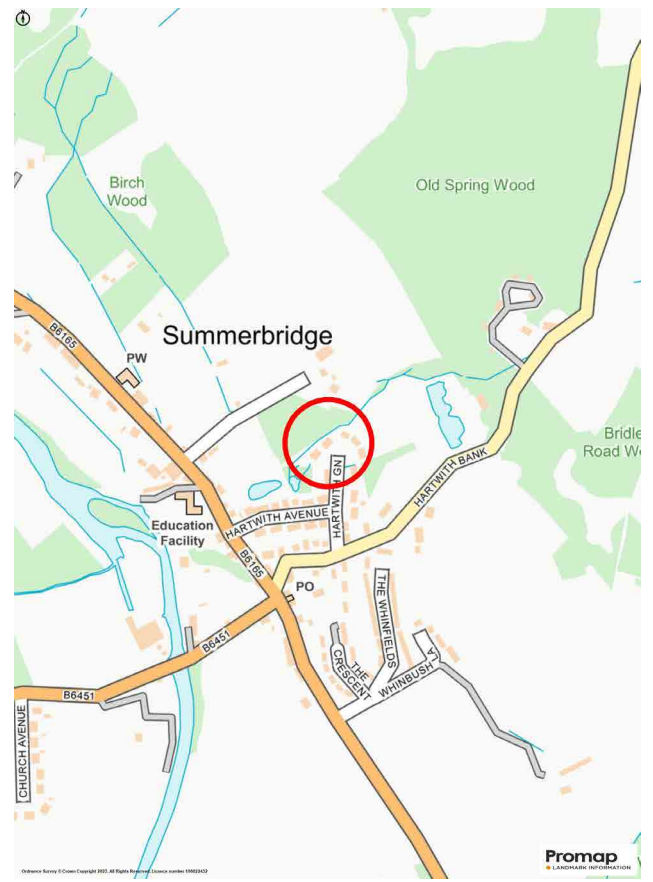
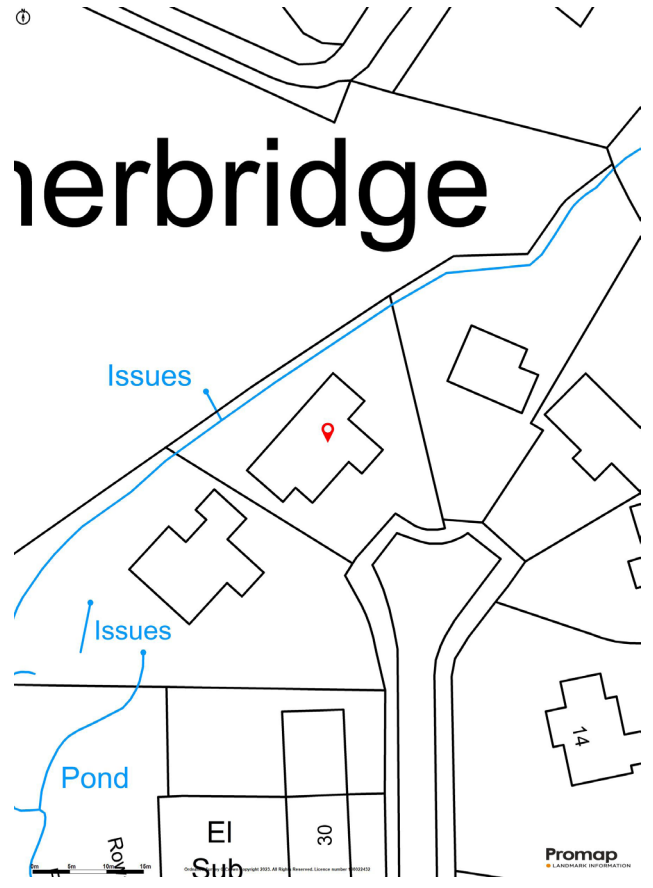
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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