



VERITY
FREARSON

RIVERSMEAD, NIDD LANE, BIRSTWITH, HARROGATE, HG3 3AR

OFFERS OVER £900,0000

RIVERSMEAD, NIDD LANE,

Birstwith, Harrogate, HG3 3AR

A fantastic opportunity to purchase a substantial detached bungalow extending to approximately 3,000 square feet, occupying a particularly large and attractive plot of approximately 1.25 acres, having mature landscaped gardens to the rear and enjoying a stunning elevated view across the Nidderdale Valley and the river Nidd.

This superb bungalow provides generous and flexible accommodation with 4 / 5 bedrooms, three bathrooms, a large open-plan living area with the windows enjoying the delightful view over the garden and views beyond, a well-equipped kitchen, utility room and additional lower-ground-floor office / snug. A particular feature of this property is the particularly large garden with extensive lawn areas with well-stocked and mature planted borders and sitting areas. An in-and-out drive to the front provides ample parking and leads to the large integral double garage. Offered for sale with no onward chain.



Sitting Room / Living Area · Kitchen · Utility Room

4 Bedrooms · 2 En-Suites · Shower Room

Ample Off-Road Parking · Integral Double Garage · Large Garden With Views Over Nidderdale







ACCOMMODATION

RECEPTION HALL

SITTING ROOM / LIVING AREA

An impressive living space with windows overlooking the garden with delightful views beyond. Feature fireplace. Open plan to the dining room and further sitting area with windows and glazed doors leading to the garden.

KITCHEN

With a range of fitted units, worktop and sink. Electric hob and integrated double oven. Space for dining table.

UTILITY ROOM

With fitted units, worktop and sink, space and plumbing for appliances.

BEDROOMS

The accommodation is currently arranged with four good-sized bedrooms, two of which have en-suite bathrooms. It is understood that the property was originally configured with five bedrooms, however two of the rooms have been adapted to create a single large bedroom instead.

EN-SUITE BATHROOM 1

A white suite with WC, basin set within a vanity unit and bath.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower.

SHOWER ROOM

A white suite with WC, washbasin set within a vanity unit and shower.

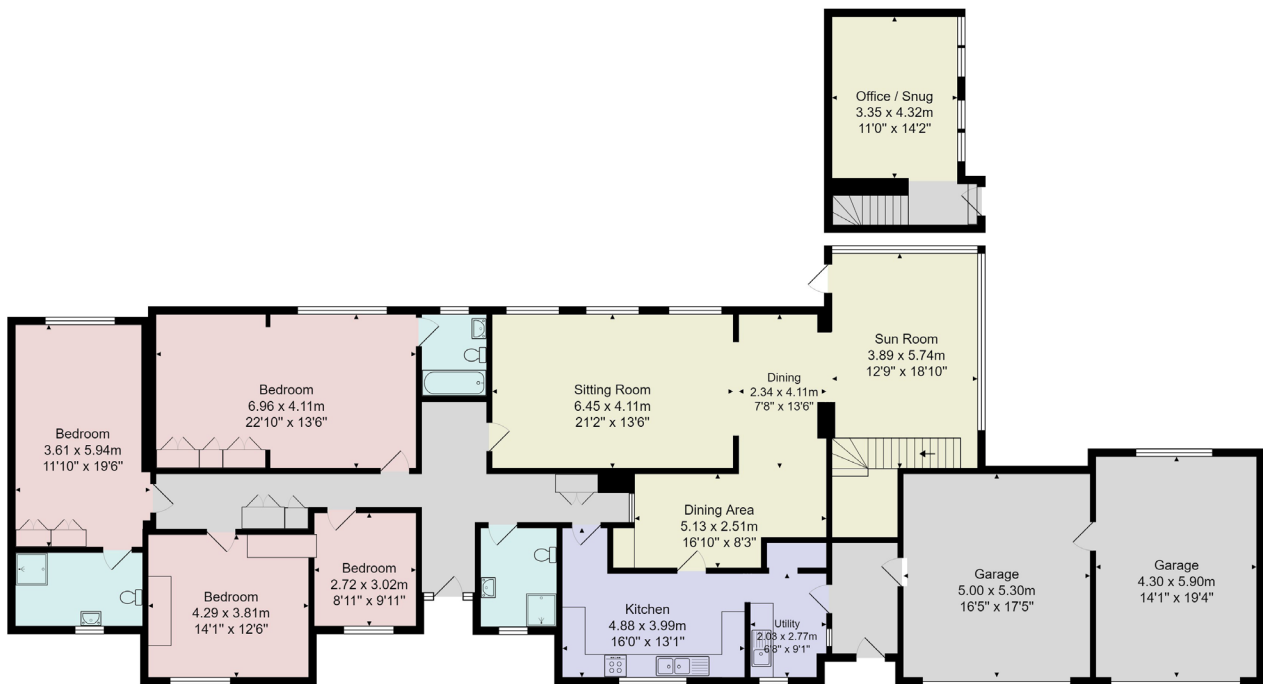
STORAGE

There is ample storage space within the property, including fitted wardrobes and cupboards and access to a large loft storage area.

LOWER GROUND FLOOR OFFICE

There is a useful additional room on the lower ground floor with windows overlooking the garden, providing a useful office space or snug / garden room.

FLOOR PLAN



Total Area: 300.3 m² ... 3233 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

An in-and-out driveway to the front of the property provides ample parking and leads to the integral double garage, which has light and power. A particular feature of the property is the large and attractive garden with spectacular views across the Nidderdale Valley. The large rear garden has lawn and mature and well-tended borders with various shrubs and trees, as well as several sitting areas to enjoy the delightful aspect over the garden and views beyond.

Location

Riversmead is situated in an idyllic position along Nidd Lane in Birstwith, surrounded by beautiful open countryside yet within easy walking distance of the excellent village amenities, which include a pub, village shop, church, primary school and various sports clubs, and conveniently situated within a 15 to 20-minute drive of Harrogate town centre.

Overage Agreement

The sale is subject to an overage agreement should the site be developed as more than a single dwelling.

Agents Note

The red line shown on the details shows the approximate boundary of the property for marketing purposes however buyers should ask their legal advisors to clarify the boundaries prior to purchase.

Services

All mains services connected.

Tenure Freehold Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(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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