



VERITY
FREARSON

44 WESTMINSTER DRIVE, BURN BRIDGE, HG3 1LW

£685,000

44 WESTMINSTER DRIVE,

Burn Bridge, HG3 1LW

A most individual detached property, providing generous and flexible accommodation with attractive garden and integral double garage, situated in this desirable village position on the south side of Harrogate.

This interesting property provides generous accommodation over two levels. On the ground floor there is a large reception room which provides a sitting and dining area overlooking the garden together with a stylish modern dining kitchen, games room, sauna room and downstairs WC. There is also a good-sized double bedroom and en-suite shower room on the ground floor. Upstairs, there are three further bedrooms, an office and bathroom, together with a superb additional reception room and bar area which has access to a balcony.

This individual property has the benefit of flexible living space with bedrooms and living areas over two floors and buyers have the opportunity to adapt the accommodation to suit their own requirements.

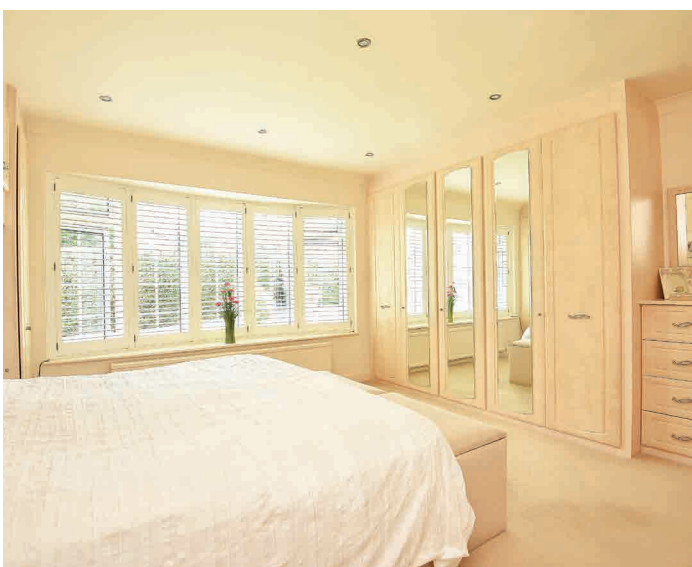
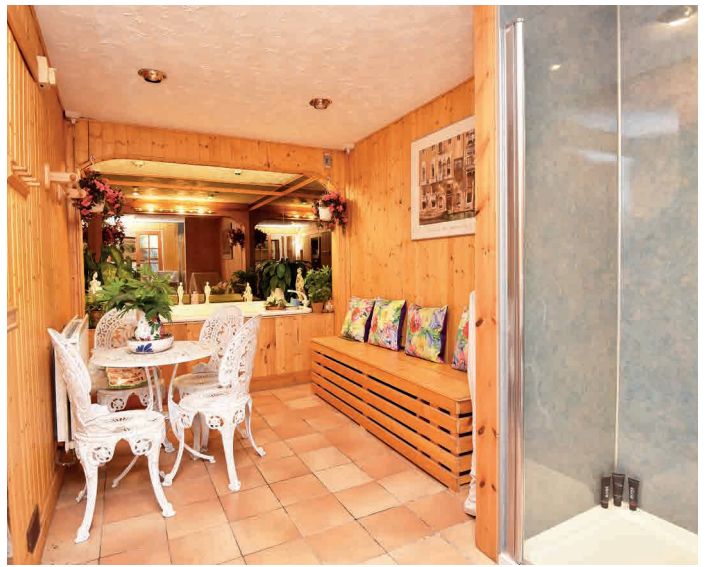


Sitting / Dining Room · Dining Kitchen · Cloakroom

4 Bedrooms · En-Suite · Bathroom · Games Room · Sauna Room · Office

Off-Road Parking · Garage · Attractive Garden







ACCOMMODATION

GROUND FLOOR

SITTING/DINING ROOM

A large L-shaped reception room with sitting and dining areas. Windows to the front and side with fitted shutters.

DINING KITCHEN

With dining area and window to rear. The kitchen comprises a range of modern wall and base units with electric hob, double oven, grill and microwave, integrated dishwasher, washer/dryer and wine fridge.

CLOAKROOM

With WC and basin.

BEDROOM 1

A double bedroom with fitted wardrobes, window to front with fitted shutters and ensuite, shower room.

EN-SUITE SHOWER ROOM

With WC, washbasin, bidet and shower. Heated towel rail.

GAMES ROOM

A further reception room with glazed doors leading to the front.

SAUNA ROOM

With sauna unit (not checked), large Jacuzzi bath (not checked) and shower.

FIRST FLOOR

FAMILY ROOM

There is a large reception room on the first floor, which provides an excellent entertaining space with glazed doors leading to a balcony and a separate bar area. Potential to adapt this room into a master bedroom suite if required.

BEDROOM 2

A double bedroom with extensive range of fitted wardrobes and window to front.

BEDROOM 3

A double bedroom with fitted wardrobes and windows to front and side.

BEDROOM 4

A further bedroom with fitted wardrobe.

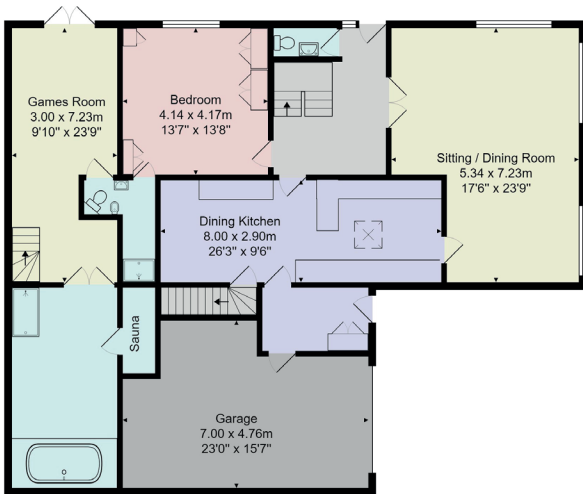
OFFICE

Providing a useful workspace with fitted desk and cupboard.

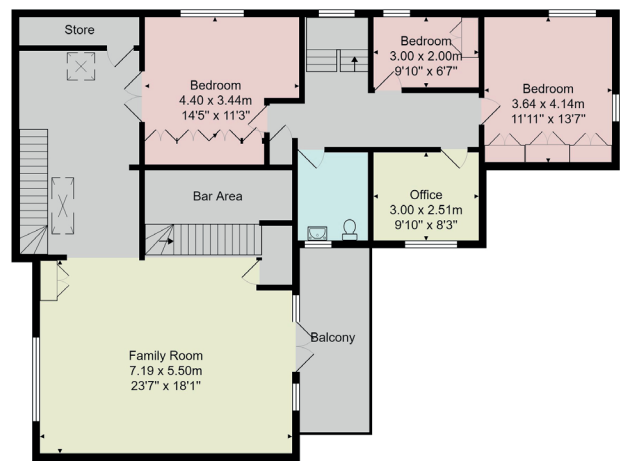
BATHROOM

With WC, washbasin and bath with shower above.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 319.2 m² ... 3436 ft² (excluding balcony)

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A drive provides parking and leads to an integral garage with light, power and electric door. There is an attractive garden to the front and side of the property with lawn, paved sitting areas and timber garden shed.

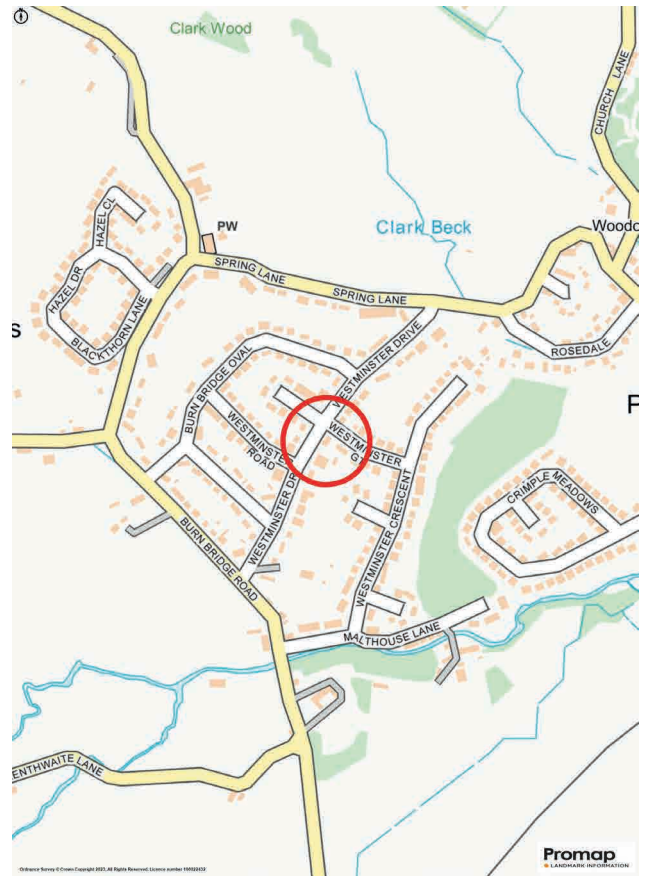
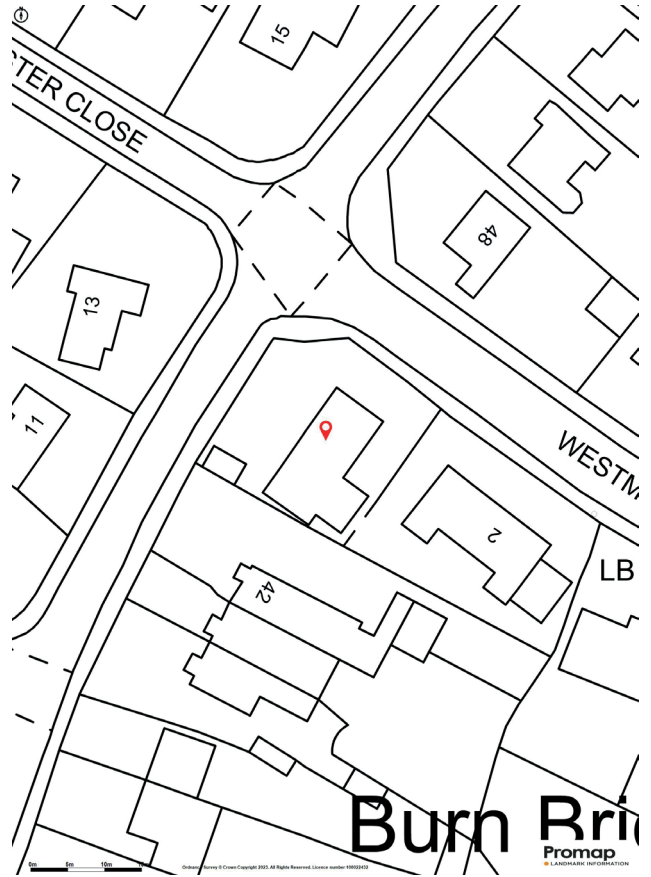
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk