



VERITY
FREARSON

THE BRAMBLES, NIDD LANE, BIRSTWITH, HARROGATE, HG3 3AL

GUIDE PRICE £535,000

THE BRAMBLES, NIDD LANE,

Birstwith, Harrogate, HG3 3AL

A spacious three-bedroom detached bungalow occupying a large plot located in the heart of this sought-after Nidderdale village.

This super bungalow provides spacious accommodation with three double bedrooms, bathroom and generous living accommodation. A particular feature of the property is the large plot, with generous driveway, integral garage and an attractive large garden surrounding the bungalow which enjoys a southwest aspect and well-stocked borders.

The property has the advantage of a gas central heating system and double glazing but now offers buyers and the opportunity to modernise and refurbish the accommodation to suit their own requirements, either as a bungalow, or the property has a large loft and potential to be extended and developed further, subject to obtaining the necessary consents.



Sitting / Dining Room · Kitchen

3 Bedrooms · Bathroom · Loft Space

Ample Off-Road Parking · Integral Garage · Large Plot With Good-Sized, Attractive Gardens







ACCOMMODATION

RECEPTION HALL

SITTING / DINING ROOM

A spacious open-plan reception room with sitting and dining areas with windows and glazed doors overlooking the garden. Feature stone fireplace

KITCHEN

With a range of fitted units with electric hob and double oven. Space for appliances. Space for dining table.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A double bedroom.

BEDROOM 3

A further good-sized bedroom.

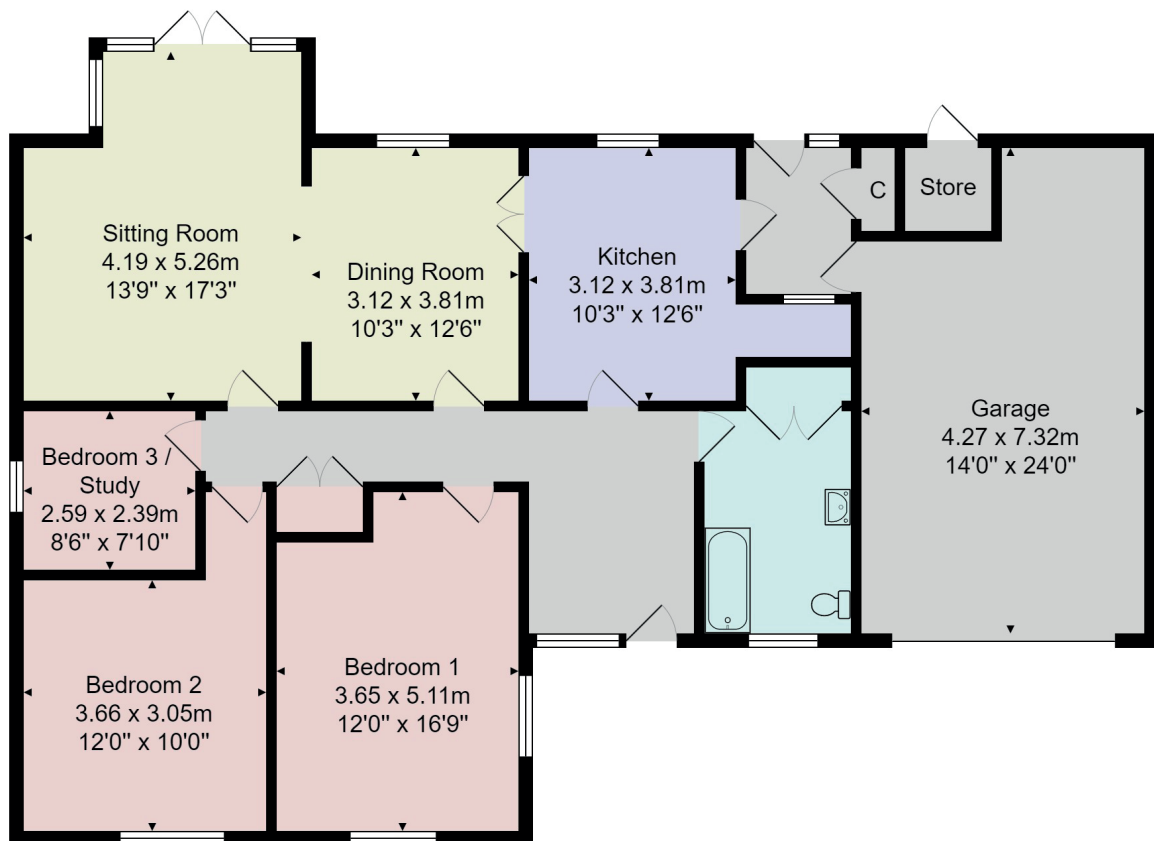
BATHROOM

With WC, washbasin and bath. Fitted cupboard

LOFT

There is a large partly boarded loft which provides useful storage space.

FLOOR PLAN



Total Area: 150.5 m² ... 1619 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 drive provides ample parking and leads to the integral garage. The particular feature of the property is the large plot having very good sized and attractive gardens surrounding the property with lawn and sitting areas and well-stocked borders.

Location

The property occupies a delightful position in the heart of Birstwith, a popular village just a 15-minute drive from Harrogate and well served by village amenities which include a primary school, public house, village shop, regular bus service, church and tennis and cricket clubs.

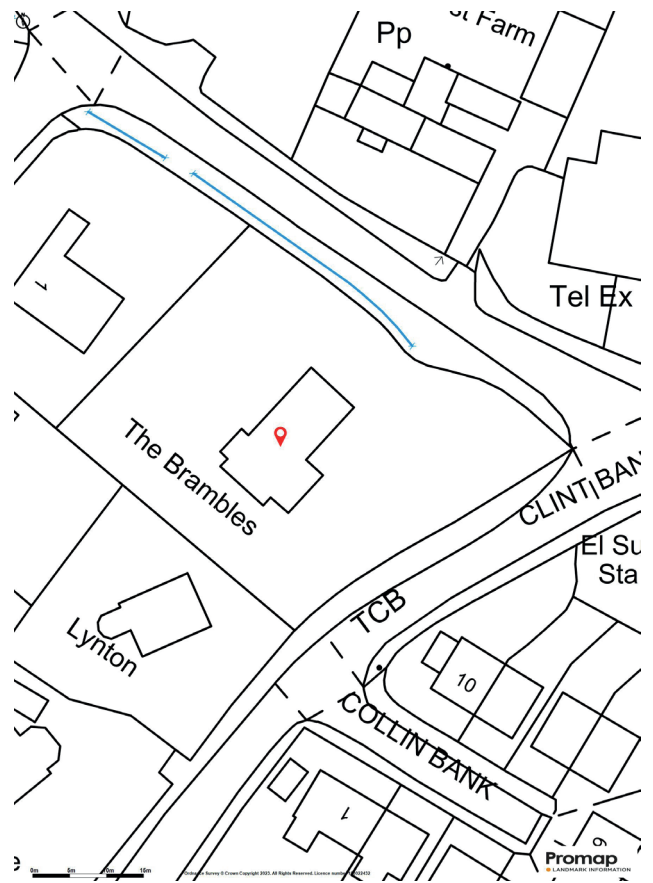
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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