



Laurel House, Shaw Mills, Harrogate, North Yorkshire, HG3 3HU

£335,000

Offers Over

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A characterful end-of-terrace stone-built cottage offering well-appointed three-bedroom accommodation, situated in this delightful position, surrounded by beautiful Dales countryside.

This excellent home provides well-presented accommodation whilst retaining the attractive period features of the building. On the ground floor there are two reception rooms and a modern, newly fitted kitchen, with three bedrooms and a modern bathroom on the first floor. To the front of the property there is an attractive garden with lawn and planted borders and there is a further yard to the rear.

The property has the benefit of a driveway providing off road parking. Laurel House is situated in a delightful position within the quiet hamlet of Shaw Mills, conveniently situated for the amenities available within the nearby villages of Ripley, Birstwith and Hampsthwaite, and Harrogate town is only four miles distant.





GROUND FLOOR

SITTING ROOM

A spacious reception room with windows to two sides and glazed door leading to the delightful front garden. Attractive fireplace with wood surround and wood-burning stove.

DINING ROOM

A further reception room with window to side and fitted cupboard and shelving.

KITCHEN

A modern kitchen with a range of stylish wall and base units with Belfast sink, electric hob, double oven and warming drawer, integrated fridge / freezer and dishwasher. Space for dining table.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor.

BATHROOM

A white modern suite comprising WC, washbasin and bath with shower above. Fitted cupboard.

OUTSIDE

To the front of the property there is an attractive garden with lawn and sitting area. There is a further enclosed yard to the rear with storage shed. A driveway provides off road parking.

AGENT'S NOTE

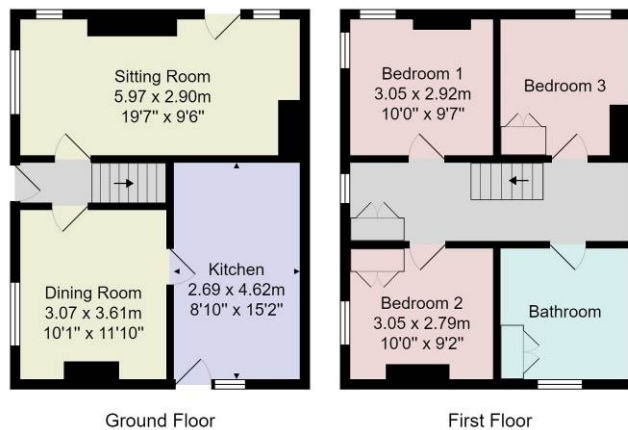
There is a pedestrian right of access along the drive for access to the adjacent Bridge View Cottage.

All mains services are connected to the property with the exception of mains gas. The property has an oil-fired central heating system.

Tenure - Freehold

Council Tax Band - D





Total Area: 91.7 m² ... 987 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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