



3 Broomfield, Birstwith, Harrogate, North Yorkshire, HG3 3AF

£250,000

Guide Price

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A superb three-bedroom end-terrace house offering deceptively spacious and well-presented accommodation.

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The property enjoys a very attractive position and a particular feature to the property are the mature and good-sized gardens that run down to the River Nidd.

This individual and attractive home is situated in the heart of this popular Nidderdale village, well served by local amenities which include a pub, village shop, primary school, sports clubs, children's playground and bus service, whilst being just ten minutes' drive from Harrogate and associated amenities. Sure to appeal to a range of buyers, an early internal viewing is strongly recommended.





With double glazing and gas fired central heating the property comprises in brief. Entrance hall, living room with a fireplace and electric fire. Dining room with recessed shelving to the chimney breast. Fireplace with electric fire and a fitted bunket seating. Fitted kitchen with recessed appliances. Pantry and an under stairs storage cupboard. First floor landing with three bedrooms and a modern house bathroom with a separate walk-in shower finished in porcelain tiling.

### **OUTSIDE**

Outside there is a stocked front garden. On street parking in the cul-de-sac. Rear flagged patios ideal for garden furniture leading onto deeply stocked private lawned gardens of a good size running down to the river. Garden store.



### **DIRECTIONS**

Leaving Harrogate on the A61 Ripon Road, continue through the village of Killinghall and straight on at the next two roundabouts on the outskirts of Ripley. Continue on the B6165 for approximately two miles and take a left turn onto Clint Bank, signposted Birstwith. Follow this road for another two miles, dropping down in to the village of Birstwith, where the property is located on the left-hand side, identified by our For Sale board.

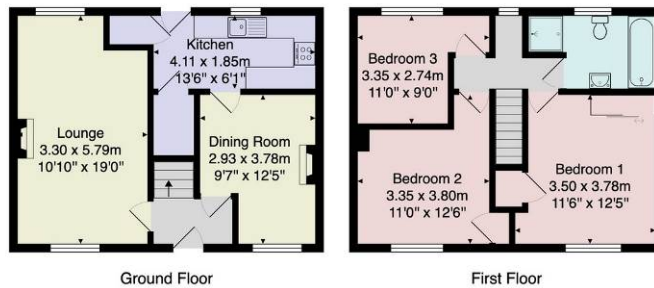
### **AGENT'S NOTE**

The property offers potential to re-design and extend, subject to the necessary consents.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 87.7 m<sup>2</sup> ... 944 ft<sup>2</sup>

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.

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