



# The Nook, The Allotments

Harrogate

Guide Price £625,000



# MYRINGS





## The Nook

### The Allotments, Harrogate

A rare opportunity to purchase a charming period detached home nestled on a private road within the sought-after village of Birstwith. 'The Nook' boasts a substantial plot including sizeable wrap-around mature private gardens, and a detached quad-garage with an adjoining store and study ideal for home working or air separate air b&b.

Council Tax band: F

Tenure: Freehold

- QUIET POSITION WITHIN THE HEART OF THE SOUGHT-AFTER VILLAGE OF BIRSTWITH
- DETACHED QUAD-GARAGE WITH ADJOINING STORE & STUDY
- CHARMING DETACHED PERIOD HOME
- REAR WALLED COURTYARD GARDENS
- MATURE PRIVATE LAWNED & WOODLAND GARDENS
- HUGE POTENTIAL FOR AIR B&B & WORKING FROM HOME









# Birstwith, Harrogate, HG3

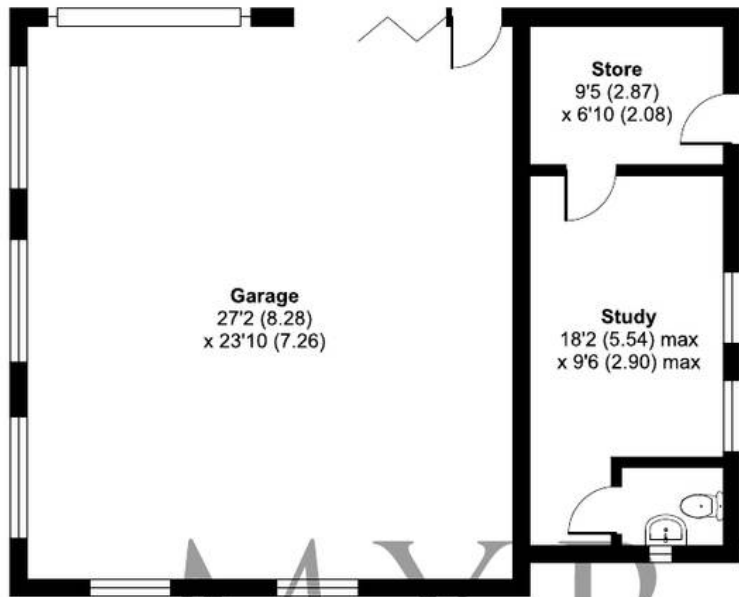
Approximate Area = 1643 sq ft / 152.6 sq m

Limited Use Area(s) = 5 sq ft / 0.5 sq m

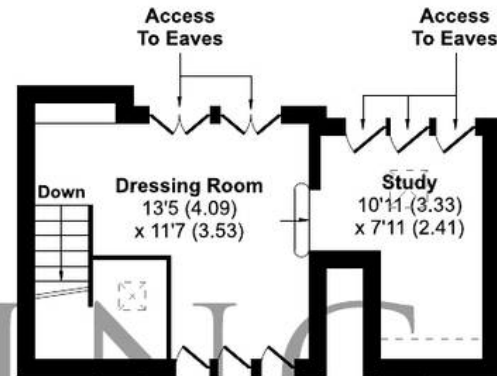
Garage = 647 sq ft / 60.1 sq m

Outbuilding = 242 sq ft / 22.5 sq m

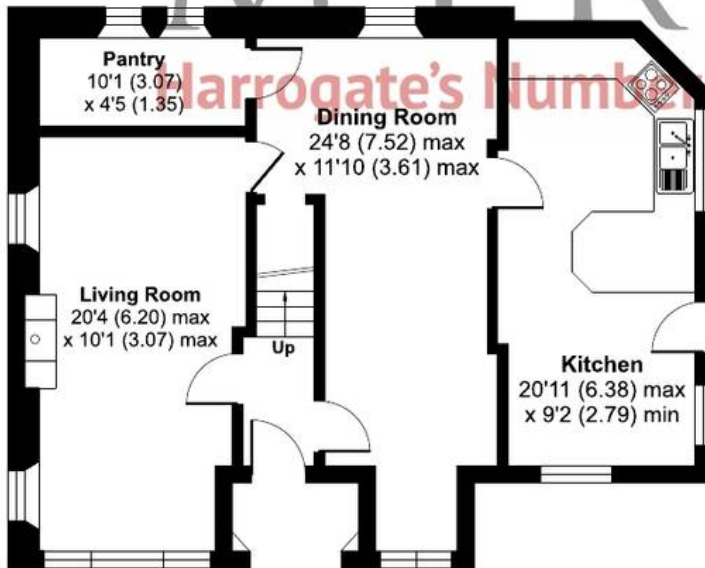
Total = 2537 sq ft / 235.7 sq m



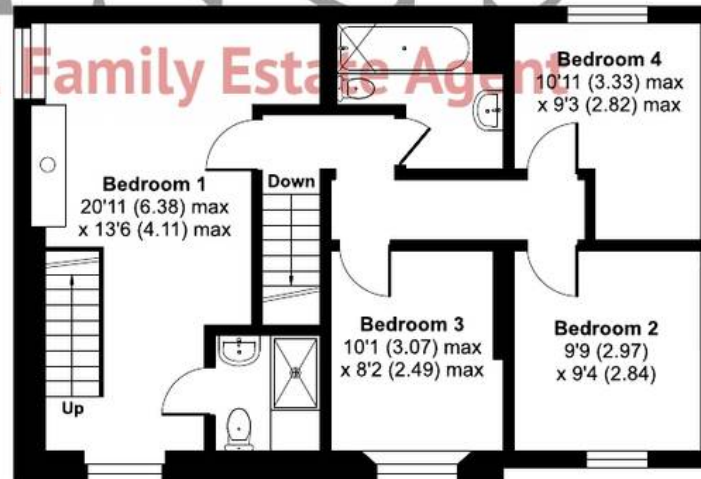
**GARAGE / OUTBUILDING**



**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Myrings. REF: 1043074









## Myrings Estate Agents

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