



VERITY
FREARSON

WEST BANK, 32 COLBER LANE, BISHOP THORNTON, HG3 3JR

GUIDE PRICE £450,000

WEST BANK, 32 COLBER LANE,

Bishop Thornton, HG3 3JR

A spacious and well presented three bedroom semi-detached property with a large and attractive garden enjoying a delightful aspect over the surrounding countryside, situated in this desirable village location. The property has planning permission for a double story rear extension.

This well presented home provides generous accommodation with a sitting room, dining room, stunning modern dining kitchen, study area, utility and downstairs VVC. Upstairs, there are three large double bedrooms, two ensuite and a modern bathroom. A driveway provides ample parking and to the rear there is a large and attractive garden with lawn, enjoying a delightful aspect over the surrounding countryside.

The property is situated in an attractive position within the popular village of Bishop Thornton, is surrounded by beautiful open countryside, on the edge of Nidderdale, and is conveniently located within a 15-minute drive of Harrogate and walking distance to a pub (there is a local footpath to get there in 5-10mins). The nearby villages of Ripley, Hampsthwaite and Birstwith also provide an additional range of excellent local village amenities with bus routes to Harrogate, Ripon and Pateley Bridge.



Sitting Room · Dining Room · Dining Kitchen · Utility · Study Area · Cloakroom

3 Double Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Attractive Garden · Summerhouse







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with stone fireplace and multi-fuel burning stove.

DINING ROOM

A further reception room providing a dining or additional sitting area with glazed sliding doors.

DINING KITCHEN

A stylish modern fitted kitchen with a range of wall and base units with quartz worktops and oak breakfast bar. Induction hob, integrated double oven, integrated dishwasher and fridge/freezer. Windows and glazed doors overlooking the garden and providing direct access to the patio and garden. Under stairs cupboard.

UTILITY ROOM

With fitted wall and base units, worktop, splashbacks and sink, space and plumbing for washing machine and tumble dryer.

STUDY AREA

Providing a useful work from home space.

CLOAKROOM

With WC and washbasin set within the vanity unit.

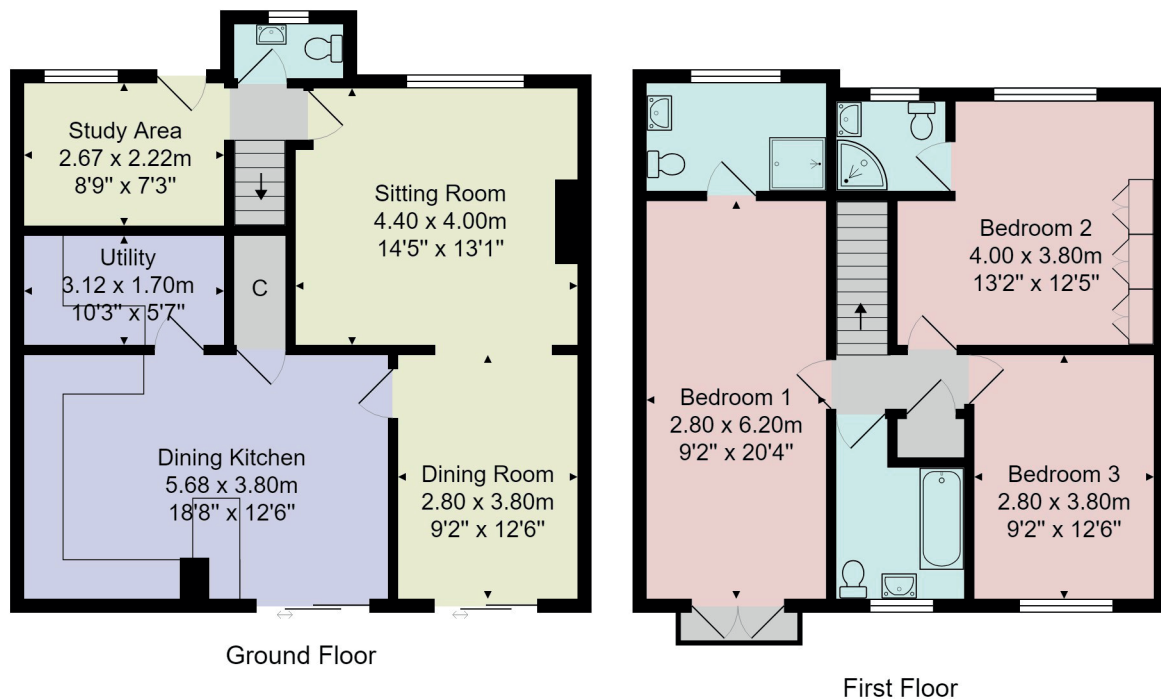
FIRST FLOOR BEDROOMS

There are three good-sized double bedrooms on the first floor. The main bedroom has glazed doors leading to a Juliet balcony. The second bedroom has built-in wardrobes. The master bedroom could accommodate a king sized bed, the other bedrooms could accommodate a double bed and two of the bedrooms have en-suite shower rooms.

BATHROOMS

There are two en-suite shower rooms, each providing modern fittings with WC, basin integrated in vanity unit and shower. In addition, there is the house bathroom which provides a WC, basin and bath with shower above.

FLOOR PLAN



Total Area: 132.9 m² ... 1431 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 driveway to the front of the property provides parking. To the rear there is a particularly large and attractive garden, enjoying a delightful aspect over the surrounding countryside with lawn, patio, planted borders, summerhouse and shed.

Agent's Note

The property has an oil-fired central heating system with efficiency electric heaters added in some newly refurbished parts of the house.

The property has planning permission to build a double story rear extension to provide additional living accommodation and bedroom space. The planning permission expires in June 2024. Full details can be viewed online.

Part of the garden was purchased separately since the property was originally built and sold. There is a covenant on the bottom part of the garden that prevents the erection of a permanent structure or play equipment.

Services

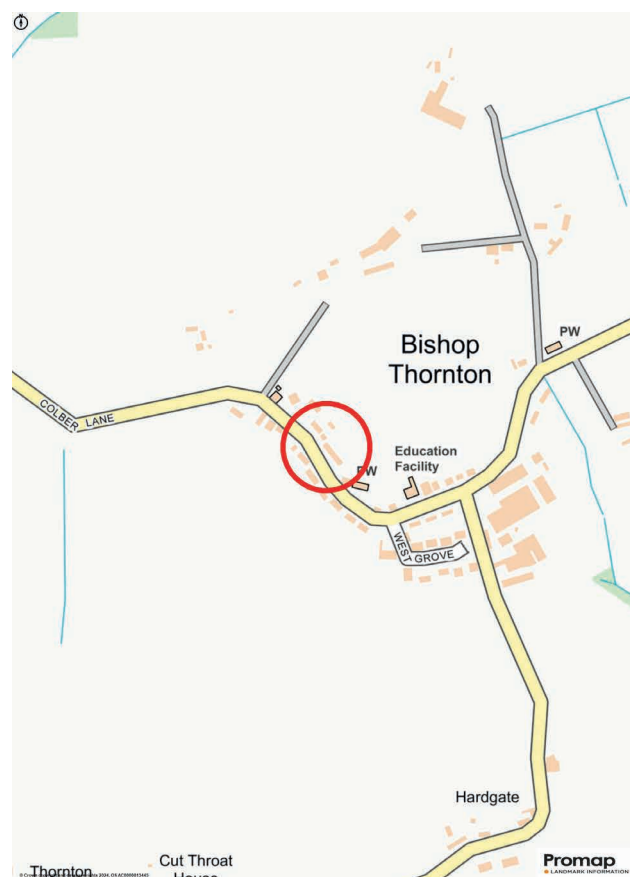
All mains services connected.

Tenure

Freehold

Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	60	73
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		



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