



VERITY  
FREARSON

BRAMBLE BANK, 2 THROSTLE NEST DRIVE, HARROGATE, HG2 9PB

OFFERS OVER £850,000

# BRAMBLE BANK, 2 THROSTLE NEST DRIVE,

*Harrogate, HG2 9PB*

**A fantastic opportunity to purchase a charming four-bedroom detached property occupying a large and attractive plot with a good sized garden, driveway and garage in this desirable south Harrogate location.**

This individual property provides accommodation comprising two reception rooms and a good sized kitchen. Upstairs, there are four good sized bedrooms and a bathroom with separate WC. A particular feature of the property is the large and attractive garden enjoying a delightful aspect over the adjoining countryside. The property has significant potential to be further extended and modernised to suit the buyers requirements, subject to obtaining the necessary consents.

This delightful property is situated in a popular and convenient location on the south side of Harrogate, on the edge of beautiful open countryside, yet is well served by local amenities and popular schooling and is within walking distance of Hornbeam Park railway station, which provides easy access to York, Harrogate town centre and Leeds. Offered for sale with no onward chain.



Sitting Room · Dining Room · Kitchen

4 Bedrooms · Bathroom

Off-Road Parking · Garage · Attractive Gardens







## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with feature fireplace with living flame gas fire, windows to the front and side and glazed sliding doors overlooking the delightful rear garden.

#### **DINING ROOM**

A further reception room with gas fire and fitted cupboards.

### **KITCHEN**

With a range of fitted units and space for appliances. Space for dining table. Under stairs cupboard.

### **FIRST FLOOR**

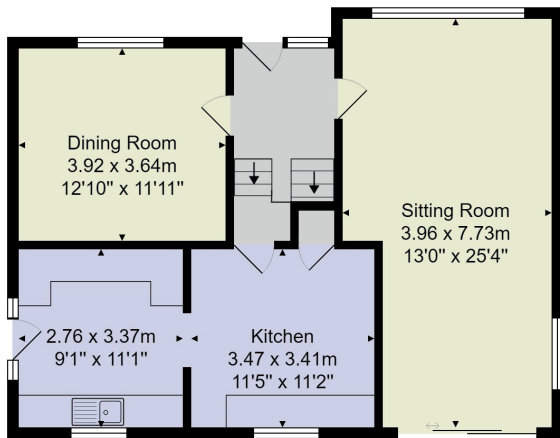
#### **BEDROOMS**

There are four bedrooms on the first floor, some of which have fitted wardrobes and basins.

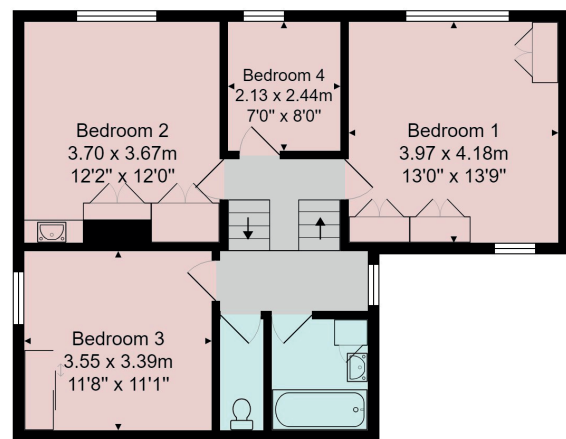
#### **BATHROOM**

With basin and bath with shower above. Separate WC.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 140.0 m<sup>2</sup> ... 1507 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.

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**Outside**

To the rear of the property there is a very good sized and attractive garden with extensive lawn, planted borders and paved sitting area. The garden enjoys a delightful aspect over open fields to the rear. At the front of the property, there is a further planted garden and a driveway provides parking and leads to a single garage.

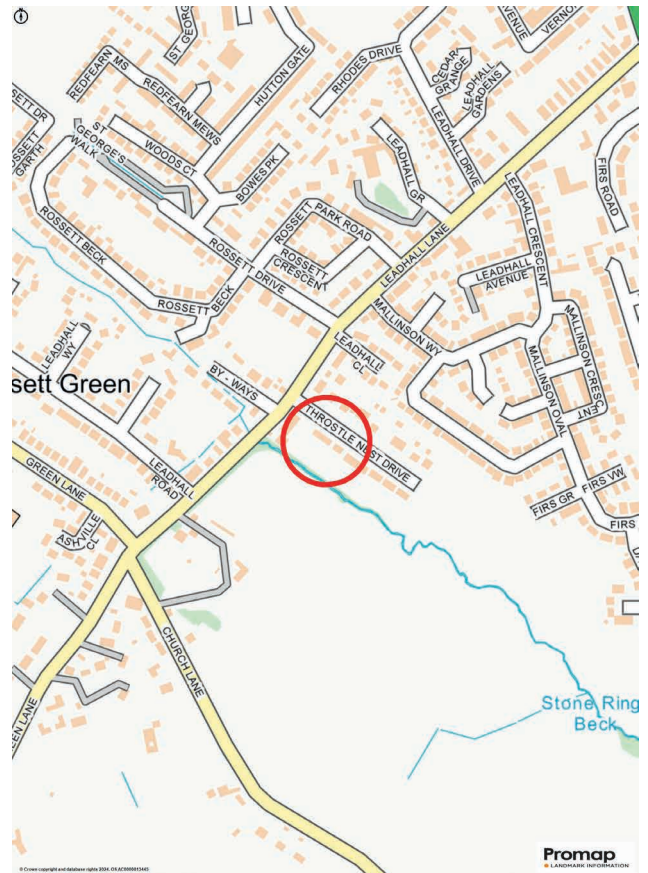
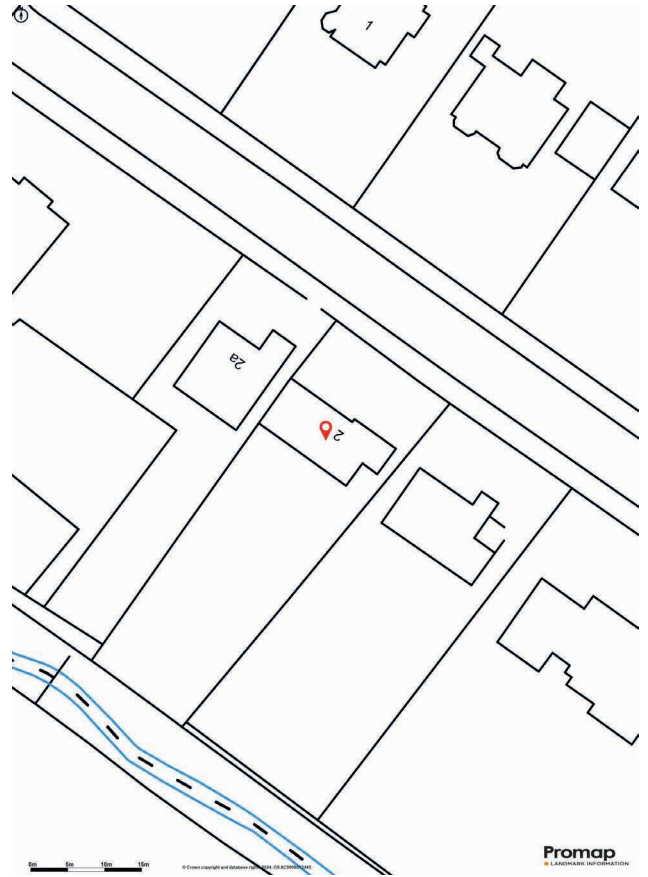
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



Harrogate

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