



VERITY
FREARSON

THE OLD VILLAGE INSTITUTE, SOUTH STAINLEY, HARROGATE, HG3 3LZ

£495,000

THE OLD VILLAGE INSTITUTE,

South Stainley, Harrogate, HG3 3LZ

The Old Village Institute is a characterful three-bedroom detached home providing attractive and well-presented accommodation with timber-framed windows and open beams, situated in this delightful position surrounded by attractive countryside.

This individual property was converted into a home in the 1990s and offers stylish accommodation comprising a sitting room, good-sized dining kitchen, modern shower room and three bedrooms. There is an attractive garden with stream running through, and a driveway provides off-road parking.

The property is located in this delightful village position surrounded by attractive open countryside, conveniently located with an easy driving distance of Harrogate and Ripon. The village has a church and a highly regarded pub. A regular bus service runs from Ripon to Leeds via Harrogate. There are additional village facilities in nearby Ripley and Burton Leonard, and more comprehensive shopping and recreational facilities in Ripon and Harrogate. A railway station in Harrogate offers regular connections to York and Leeds and beyond.



Sitting Room · Dining Kitchen

3 Bedrooms · Bathroom

Ample Off-Road Parking · Private Garden To The Rear







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A good-sized reception room with glazed doors leading to the rear garden. Attractive fireplace with living-flame gas fire.

DINING KITCHEN

With spacious dining area and room for additional seating. The modern kitchen comprises a range of stylish fitted units with electric hob and integrated oven, integrated dishwasher and fridge / freezer.

BATHROOM

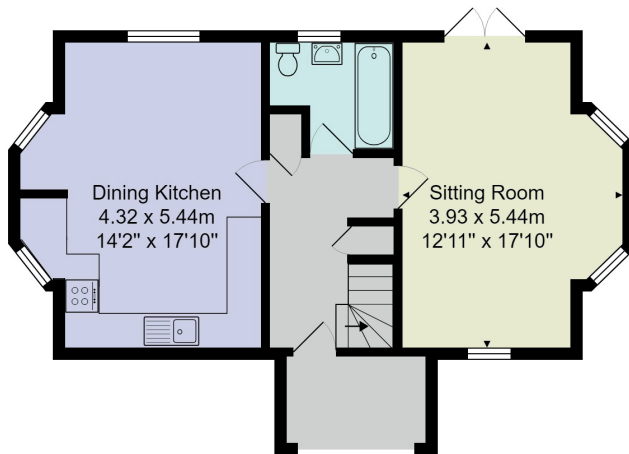
With WC, washbasin, and bath with shower above. Heated towel rail.

FIRST FLOOR

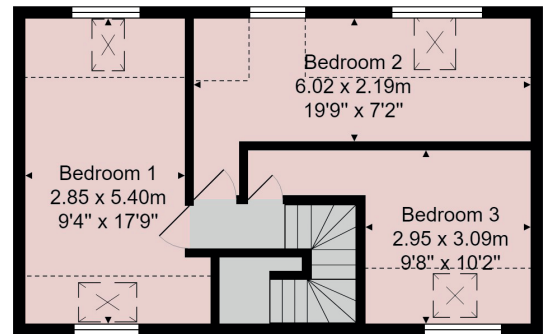
BEDROOMS

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

FLOOR PLAN



Ground Floor



First Floor

Total Area: 106.8 m² ... 1149 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

The property is accessed via a small lane which leads to the village. There is a gravel drive which provides off road parking for several vehicles and a timber shed. To the rear of the property is a private garden with mature hedging, lawn, small stream running through and stone-flagged patio area providing excellent outdoor entertaining space. Well-stocked planted borders.

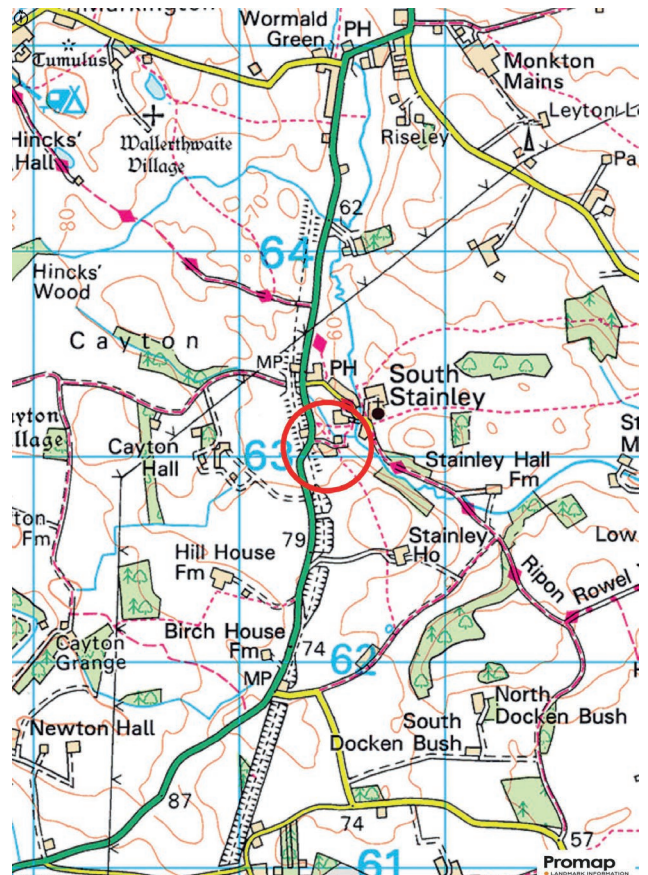
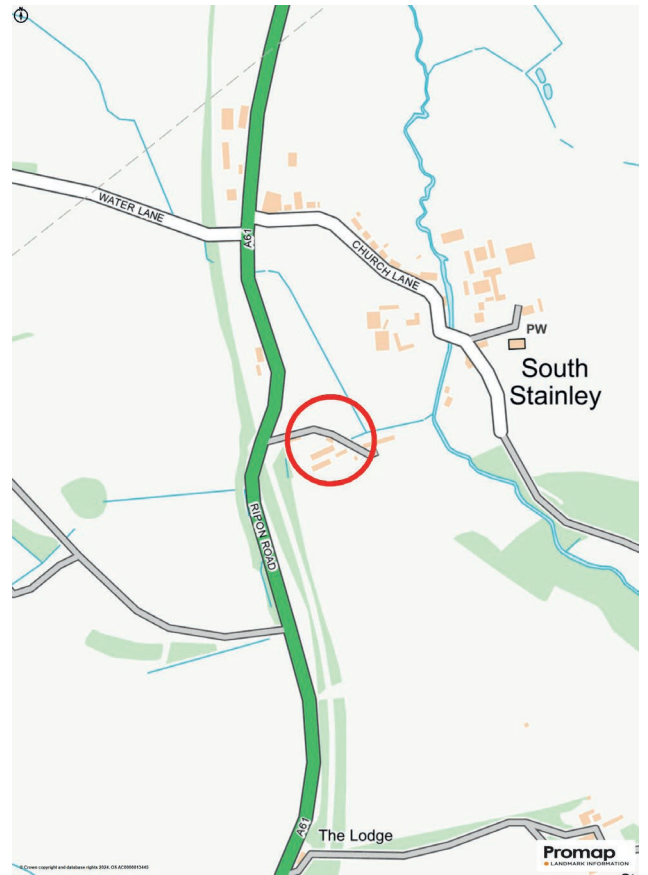
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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