



Well Cottage, 13 Birstwith Grange, Birstwith, Harrogate, HG3 3AH

£295,000

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A charming inner two-bedroom cottage in a row of three, with attractive garden, enjoying a delightful position within this sought-after and convenient Nidderdale village.

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This impressive home provides accommodation comprising a sitting room and dining kitchen with glazed French doors leading to the garden. There are two bedrooms and a bathroom on the first floor.

The property is situated in a quiet position in the heart of the popular village of Birstwith, well served by excellent local amenities, which include a pub, village shop, primary school, doctor's surgery, tennis and cricket clubs, and bus service to Harrogate and Pateley Bridge. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A good-sized reception room with wood-burning stove inside a brick fireplace (not checked).

### **DINING KITCHEN**

With a spacious dining area and glazed French doors leading to the garden. The kitchen comprises solid wood and granite worktops, as well as a range of fitted units with electric hob, oven, integrated dishwasher and terracotta floor tiling throughout.

### **UTILITY ROOM**

Fitted with solid wood worktops and built-in shelving. Plumbing for a washing machine and space for a freezer.



## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted wardrobes and period fireplace.

### **BEDROOM 2**

A further double bedroom.

### **BATHROOM**

Fitted with a traditional white suite comprising a ball-and-claw roll-top bath, washbasin and WC with wall-mounted cistern.



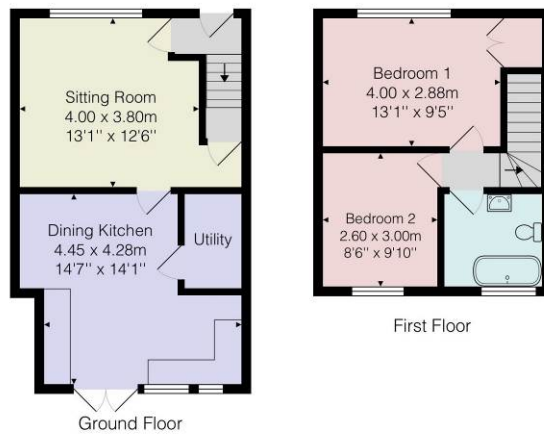
### **OUTSIDE**

There are attractive front and rear gardens. The rear lawned garden has a paved sitting area, original capped well and enjoys an open aspect over adjoining woodland.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 69.8 m<sup>2</sup> ... 752 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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