



VERITY
FREARSON

ELTON HOUSE, ELTON LANE, BIRSTWITH, HARROGATE, HG3 2NF

GUIDE PRICE £730,000

ELTON HOUSE, ELTON LANE,

Birstwith, Harrogate, HG3 2NF

A stunning and very individual four-bedroom period semi-detached house, offering very generous and well-appointed accommodation extending to 2,200 square feet.

This superb home enjoys an attractive position in the heart of this ever-fashionable and popular village, surrounded by beautiful open countryside. The extensive accommodation is complemented by good-sized lawned gardens to the rear and a driveway providing ample off-street parking.

Birstwith is well served by local amenities which include a pub, a very popular village shop, primary school, sports clubs, children's playground and bus service, whilst being just ten minutes' drive from Harrogate and associated amenities. The property is sure to appeal to a wide range of buyers and an internal viewing is essential to appreciate the overall scale and size of this beautiful property .



2 Reception Rooms · Kitchen · Utility Area · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Good-Sized Lawned Gardens







ACCOMMODATION

GROUND FLOOR

In brief, the accommodation comprises - a spacious reception hall featuring a convenient downstairs WC. The front elevation presents two impressive living areas - a family room with a discreet cellar access and a bay-fronted sitting room focused on a captivating log-burning stove. The sitting room seamlessly connects to the exquisite dining / living kitchen area adorned with a stone-flagged floor.

The well-equipped kitchen includes a range of units, integrated appliances, and granite countertops. A remarkable vaulted seating area with wood-burning stove, accompanied by an additional mezzanine space for home office use, adds to the charm. A rear hall with storage leads to a practical separate utility room. Doors from the kitchen and utility area open to the garden.

FIRST FLOOR

Ascending to the first floor, a spacious landing with a picture window offering elevated countryside views leads to a principal bedroom suite with fitted wardrobes and a stylish, fully tiled en-suite shower. Three additional generous-sized double bedrooms and a stunning house bathroom with a walk-in shower and a luxurious free-standing roll-top bathtub complete the upper level. There is also an additional loft space accessed from bedroom two. The loft has been fully boarded and has a ladder and electricity, making it ideal for storage.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 196.7 m² ... 2117 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 superb private garden featuring a predominantly lawn layout, well-stocked borders, and various patio seating spots for all-day sun enjoyment.

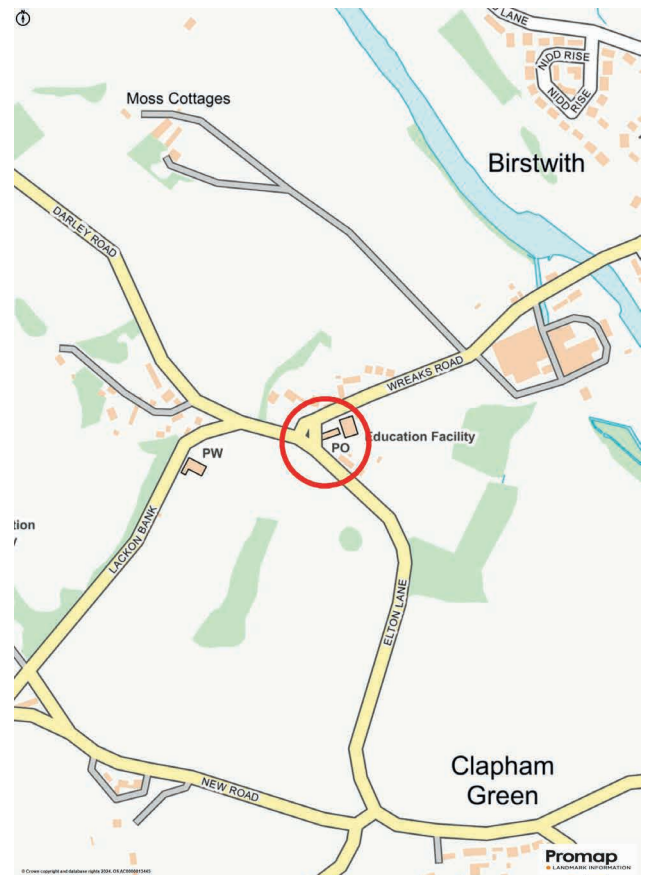
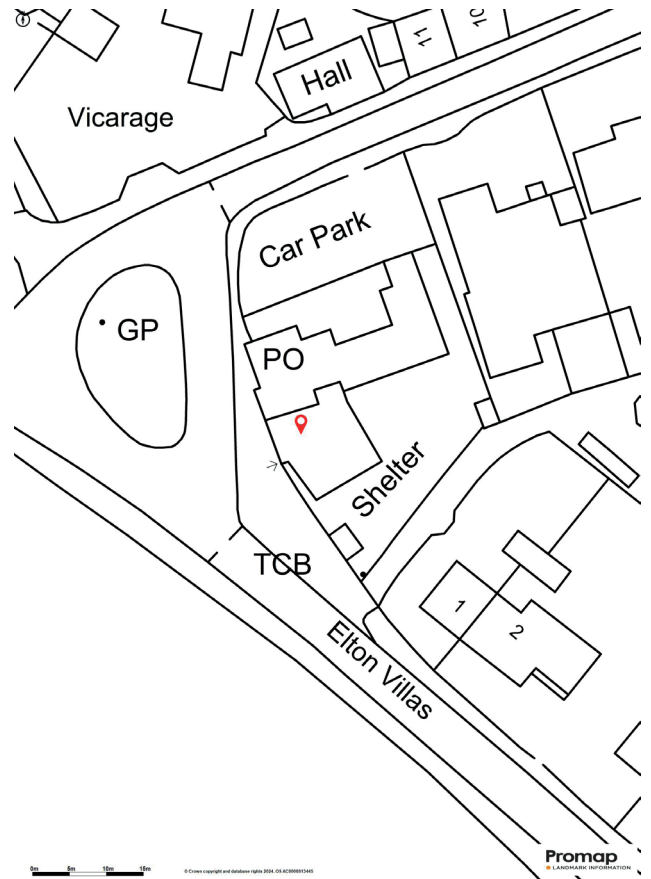
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	74
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
53	
England & Wales	
EU Directive 2002/91/EC	
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