



19 Birstwith Grange, Birstwith, Harrogate, HG3 3AH

£459,950

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A beautifully presented two bedroomed bungalow, which has been refurbished to a high standard by the current owners in recent years, situated in this quiet position with private aspect to the rear over the adjoining woodland, within the heart of his popular Nidderdale Village.

The property offers high quality accommodation with a large reception room with woodburning stove, a stylish and high quality fitted kitchen, conservatory extension, two double bedrooms, modern bathroom and ensuite shower room with under floor heating. The property has a driveway which provides parking and leads to a single garage with electric door and to the rear there is a good sized and attractive garden with private aspect.

This superb bungalow is situated in a quiet position within the heart of his popular village, well served by excellent amenities, which include a public house, village shop, primary school, tennis/cricket clubs and is on a bus service between Harrogate and Pateley Bridge.





SITTING / DINING ROOM

A spacious L-shaped reception room with woodburning stove and fitted bookshelves.

KITCHEN

A modern fitted kitchen with a range of stylish units with integrated appliances including induction hob, electric double ovens, and dishwasher.

CONSERVATORY

Providing an additional sitting area with windows and glazed doors overlooking the garden and a glazed roof. Tiled flooring with underfloor heating.

UTILITY CUPBOARD

With space and plumbing for washing machine and tumble dryer.

BEDROOM 1

A large double bedroom with fitted wardrobes.

ENSUITE

A modern white suite comprising WC, basin set within a vanity unit and shower. Tiled floor with underfloor heating. Heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes.

BATHROOM

A modern white suite comprising WC, basin and bath with shower above. Heated towel rail.

LOFT

There is a pulldown ladder that provides access to a generous loft which is boarded and provides useful storage space.

OUTSIDE

A drive provides parking and leads to a single garage with a light, power and electrically operated door.

To the rear of the property there is an attractive garden with lawn, planted borders and patio with private aspect to the rear over adjoining woodland. Timber garden shed and log store.

AGENTS NOTE

The property has been fully modernised by the current owners to a high standard in recent years to include new kitchen and bathroom fittings, new electrics, heating system, windows and a new roof.

Tenure - Freehold

Council Tax Band - D





Total Area: 117.4 m² ... 1264 ft²
 All measurements are approximate and for display purposes only.
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