



VERITY
FREARSON

COLLIN WOOD END, 1 COLLIN SPRING COURT, BIRSTWITH, HG3 3LN

£850,000

COLLIN WOOD END, 1 COLLIN SPRING COURT,

Birstwith, HG3 3LN

A beautifully presented and deceptively spacious four-bedroom detached home with attractive gardens and double garage, situated in the heart of this popular Nidderdale village, surrounded by beautiful open countryside and just a short drive from Harrogate.

This delightful home provides well-presented and spacious accommodation. On the ground floor, the entrance porch leads to a spacious reception hallway which provides a dining area and leads to the large sitting room which has a gas fire and patio doors leading to the garden. There is a stunning open-plan living kitchen with a quality fitted kitchen with granite worktops and breakfast bar and space for sitting and dining areas. There is also a useful utility room and downstairs cloakroom. On the first floor there are four large double bedrooms, two of which have en-suite shower rooms in addition to the family bathroom. There is an attractive landscaped rear garden with lawn, planted borders and paved sitting areas together with an outside store and summerhouse.

The property is situated in this delightful position within the heart of the village of Birstwith, surrounded by beautiful open countryside and well served by the excellent village amenities, which, include the pub, village shop, primary school, local sports clubs, and bus service that runs between Harrogate and Pateley Bridge.



Living Kitchen · Dining Hall · Sitting Room · Utility · WC

4 Bedrooms · 2 Ensuite · Bathroom

Off-Road Parking · Double Garage · Garden · Summerhouse







ACCOMMODATION

GROUND FLOOR ENTRANCE PORCH

Leads to -

DINING HALL

Spacious dining hallway with space for dining area and access to the other reception rooms.

SITTING ROOM

A spacious reception room with window and glazed patio doors overlooking the garden. Attractive fireplace with a living-flame gas fire.

CLOAKROOM

With WC, washbasin and fitted cupboards.

LIVING KITCHEN

A stunning open-plan kitchen and living area with space for dining and seating with glazed bi-folding doors leading to the garden. The kitchen comprises a range of quality fitted units with granite worktops, island and breakfast bar. There is an integrated fridge / freezer and range cooker.

UTILITY ROOM

With fitted units, granite worktops and sink. Space and plumbing for washing machine, dishwasher and additional appliances.

FIRST FLOOR

BEDROOM 1

A large double bedroom with windows overlooking the rear garden.

EN-SUITE 1

A modern en-suite with WC, washbasin and walk-in shower. Heated towel rail. Tiled walls and floor.

BEDROOM 2

A large double bedroom with dual aspect. Fitted wardrobes.

EN-SUITE 2

A white modern suite comprising WC, washbasin set within a vanity unit, and shower. Tiled flooring.

BEDROOM 3

A double bedroom.

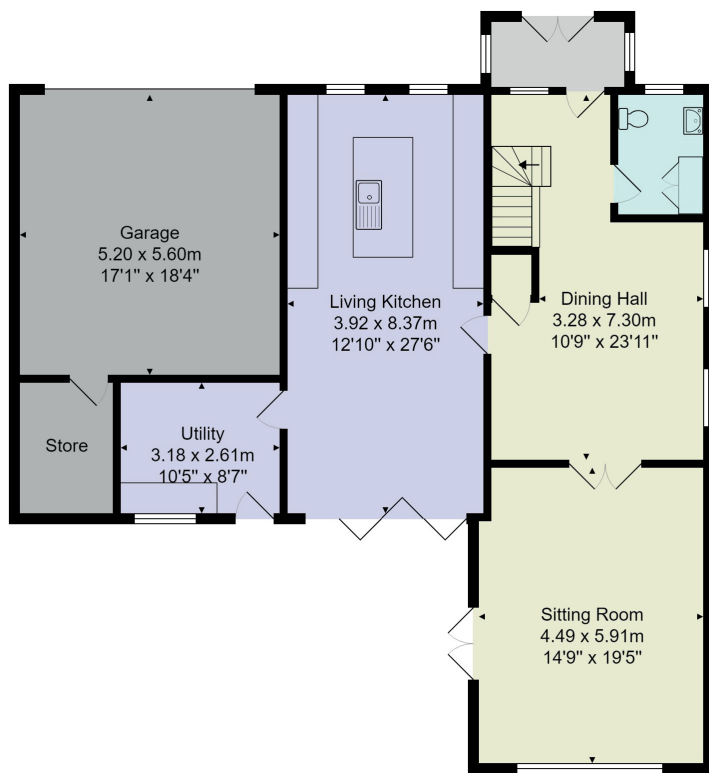
BEDROOM 4

A further good-sized double bedroom.

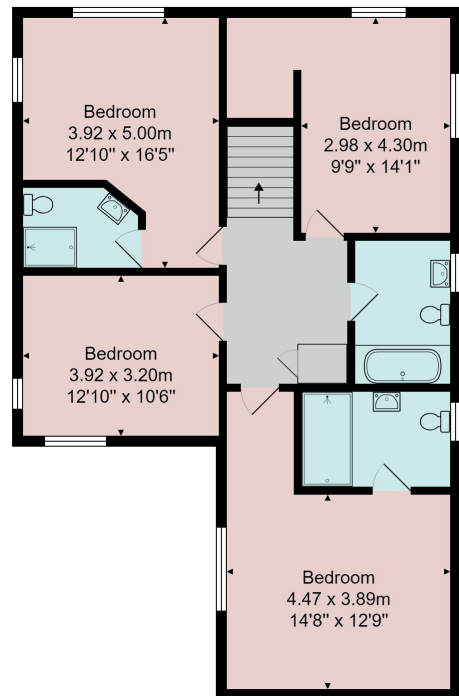
BATHROOM

A white modern suite comprising WC, washbasin and bath. Heated towel rail. Tiled flooring.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 235.0 m² ... 2529 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 drive provides parking and leads to a double garage with electric door and attached garden store. To the rear of the property there is an attractive landscape garden with lawn, well-stocked planted borders and large paved sitting areas. A summerhouse provides additional outdoor setting and entertaining space.

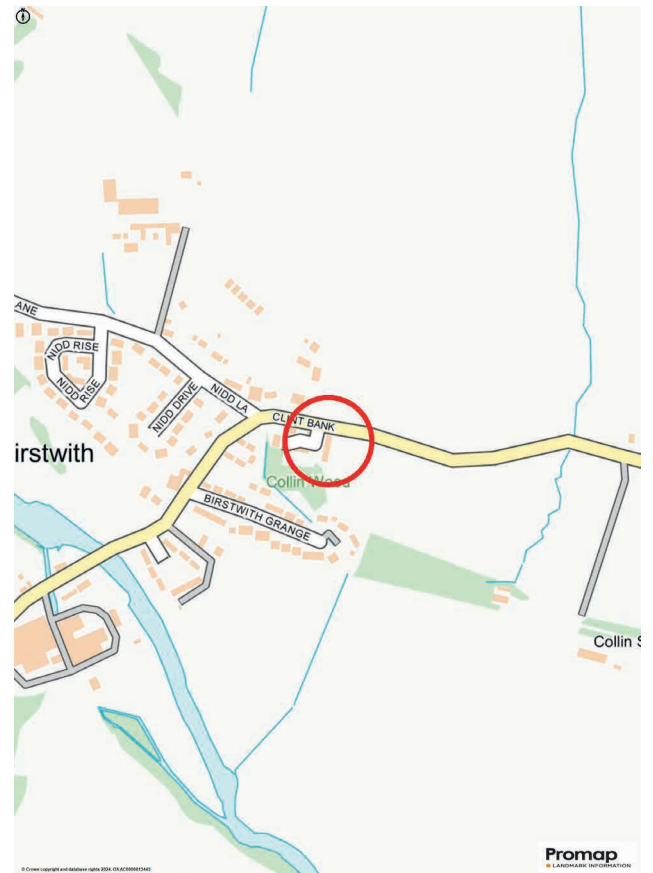
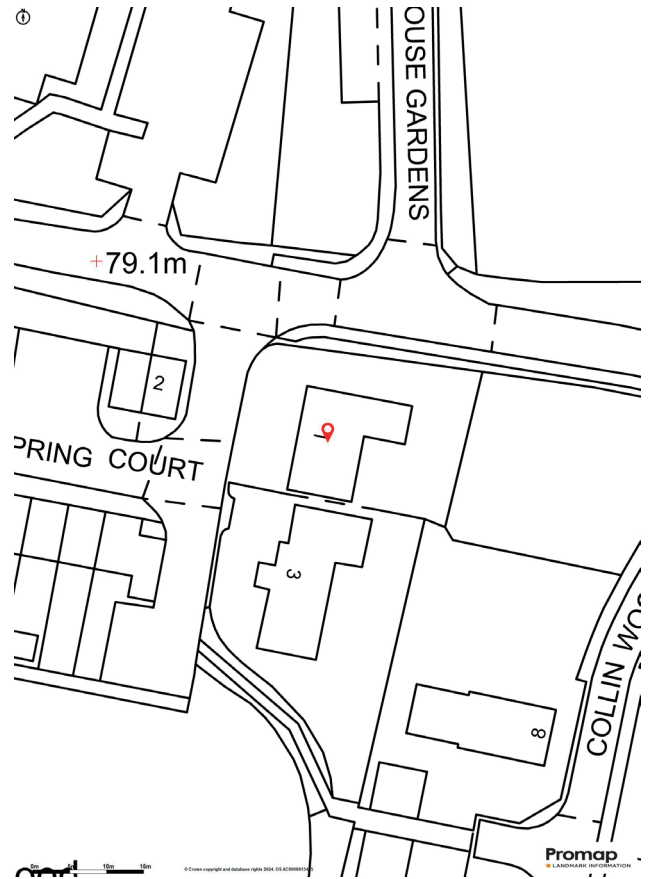
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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