



**4 Low Mill Court, Shaw Mills, Harrogate, North Yorkshire, HG3 3HJ**

**£259,950**

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A most attractive, two bedroom modern stone-built semi-detached cottage centrally situated in this picturesque Dales village, enjoying a very peaceful location yet within easy reach of the local amenities of neighbouring villages and just a short drive from Harrogate town centre.

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The superb property offers well-appointed and spacious two-bedroomed accommodation with gas-fired central heating and sealed-unit double glazing, together with parking, garage and small garden.

An internal viewing is essential to appreciate the overall scale and quality of the accommodation together with the most attractive position.





## **GROUND FLOOR**

### **SITTING ROOM**

With French door and windows to the front, Multi Fuel fire. Understairs store cupboard.

### **BREAKFAST KITCHEN**

A superb and recently re fitted kitchen with extensive range of modern units and fitted appliances. Good sized Island with seating, window to rear and side entrance door.

## **FIRST FLOOR**

### **LANDING**

With staircase window.

### **BEDROOM 1**

Window to the front, central heating radiator below. Range of built-in wardrobes with full-height sliding mirror-fronted doors to one wall.

### **BEDROOM 2**

A further double bedroom with window having views across the village. Central heating radiator.

### **BATHROOM**

Half tiled. White suite comprising panelled bath with full tiling above and shower attachment over, pedestal washbasin and low-level WC. Central heating radiator. Window. Extractor fan.

### **OUTSIDE**

SINGLE GARAGE (8'8 x 19'2) with up-and-over door, electric light and power installed. Additional private parking for one vehicle to the front of the garage. Attractive small cottage garden to the front and side of the property, with lawn, flower borders and stone-flagged pathway.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 74.1 m<sup>2</sup> ... 797 ft<sup>2</sup>

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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