



5 Westminster Close, Burn Bridge, Harrogate, HG3 1LT

£500,000

Offers Over

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A superb individual two / three-bedroom bungalow offering deceptively generous and flexible accommodation (see Agent's Note).

This great home enjoys a very attractive cul de sac setting within the popular village of Burn Bridge, to the side of Harrogate on the edge of open countryside. Now in need of some cosmetic updating, the property offers potential buyers the opportunity to update to their own tastes or further remodel and extend.

An early viewing is essential to appreciate the superb position of this individual property.





The versatile accommodation benefits from gas central heating and double glazing, comprising -

Entrance hall with stairs leading to first floor, generous sitting room with windows to front and side. Dining kitchen with doors to rear garden. The kitchen includes wall and base units together with fitted appliances. House shower room with washbasin, WC and fitted shower.

Good-sized bedroom one with windows to front and side, fitted wardrobes. Open-plan dining / study area which could be reverted to a second bedroom if required.

First floor - currently offering large open plan room extending to nearly 20 square feet. Additional shower room and further bedroom.

AGENT'S NOTE

We understand the first floor accommodation was converted over 20 years ago, but no official paperwork is in place regarding the usual building regulations, so therefore can only be classed as occasional living accommodation.

Buyers often taken out indemnity insurance to cover this or could indeed do further works and bring the first floor accommodation up to current building regulations.

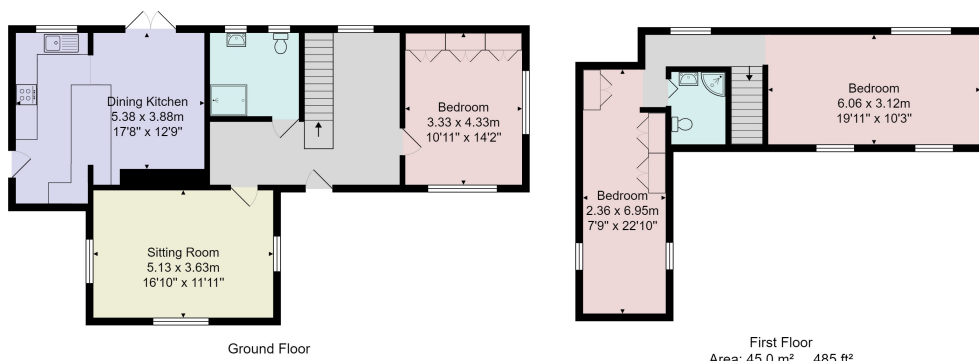
OUTSIDE

Gravelled driveway providing off road parking, single detached garage. Southwest-facing landscape gardens incorporating various seating and patio areas together with planted borders.

Tenure - Freehold

Council Tax Band - F





Total Area: 128.2 m² ... 1380 ft²
 All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			