



VERITY
FREARSON

5 BURN BRIDGE OVAL, BURN BRIDGE, HARROGATE, HG3 1LR

GUIDE PRICE £695,000

5 BURN BRIDGE OVAL,

Burn Bridge, Harrogate, HG3 1LR

A spacious four-bedroom semi-detached house with attractive garden, off-road parking and garage, situated in this delightful position within the popular village of Burn Bridge.

This well presented family home reveals flexible accommodation comprising in brief - entrance hall, cloakroom / WC, sitting room, family room, study, dining kitchen and a separate utility room. To the first floor, a master bedroom suite with walk-in wardrobe and en-suite shower room, three further double bedrooms and a house bathroom. A large attic provides ample space and potential for future development, subject to planning consents .

Outside, a driveway provides off street parking and leads to a garage. To the rear a delightful, private and enclosed garden with shaped lawn and paved seating areas.

This excellent family home is situated in a picturesque position along a quiet residential street within the village of Burn Bridge, which is well served by amenities including the Black Swan public house, Pannal primary school and railway station.



2 Reception Rooms · Study · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom · Large Attic

Off-Road Parking · Garage · Lawned Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With stairs to first floor, central heating radiator, cloakroom cupboard, useful under-stairs cupboard and doors leading to -

SITTING ROOM

Cast-iron open fireplace, french doors leading to the rear patio and garden, alcove shelves, window to front elevation, central heating radiator.

FAMILY ROOM

Bay window with delightful outlook of rear garden and central heating radiator.

STUDY

Window to front elevation and central heating radiator.

DINING KITCHEN

Modern fitted kitchen comprising wall and base units complimented with granite worktops with inset stainless steel bowl sinks, range of integrated appliances, including induction hob, extractor canopy over, dual microwave and oven and space for an American-style fridge / freezer. The dining area has room for family dining table and bi-fold doors out to paved area, ideal for alfresco dining.

UTILITY ROOM

Wall and base unit with worksurface and sink. Plumbing in space for washing machine and tumble dryer. Window to front elevation and inside access door.

CLOAKROOM / WC

Low-flush WC, wall-mounted washbasin, chrome ladder towel rail, window to front elevation.

FIRST FLOOR

LANDING

With storage cupboards and pull-down ladder leading to 2 attic rooms, carpeted, plastered with light.

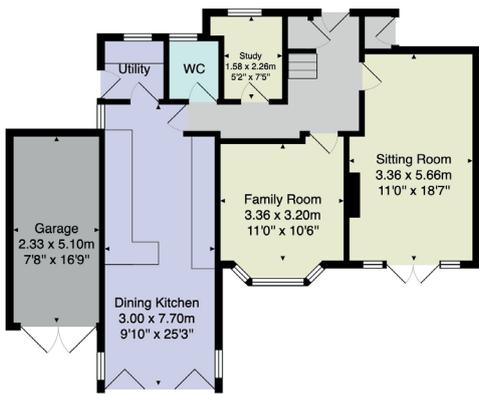
BEDROOMS

There are four good-sized double bedrooms which includes a master bedroom suite with walk-in wardrobe and fully tiled en-suite shower room.

HOUSE BATHROOM

White suite comprising bath with shower over, low-flush WC and pedestal washbasin.

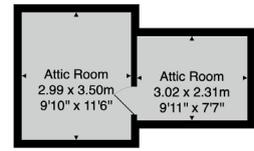
FLOOR PLAN



Ground Floor



First Floor



Attic

Total Area: 151.8 m² ... 1634 ft² (excluding garage, attic room)
 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

To the front, a block-paved driveway provides off-road parking and leads to a single garage with up-and-over door, power and lighting and rear access door. To the rear, a private and enclosed garden with shaped lawn, painted seating areas, mature hedging and trees to perimeters.

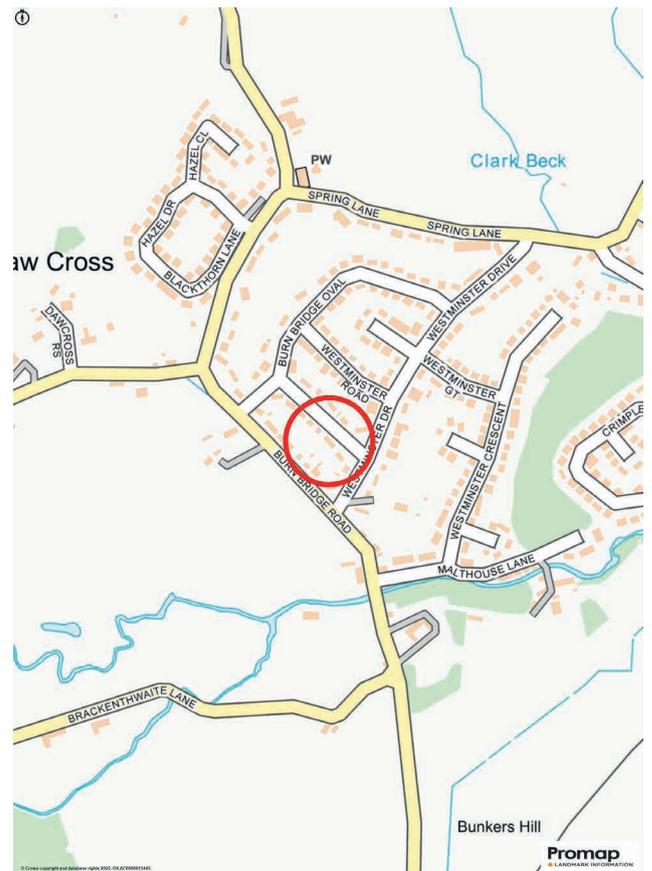
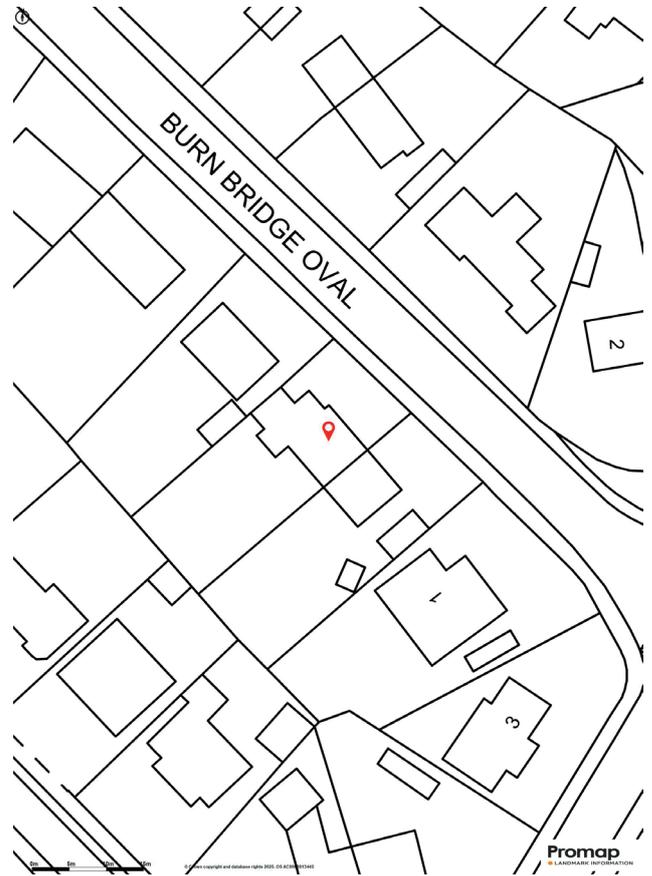
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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