



Park View, Shaw Mills, Harrogate, HG3 3HU



Park View, Shaw Mills,
Harrogate
£625,000



A most attractive double fronted detached family home with delightful far reaching views, surrounded by beautiful open countryside in an area of outstanding natural beauty.

- Immaculately presented throughout
- Ready for immediate occupation
 - Oil fired central heating
 - Sealed unit double glazing
 - Wood Burning Stoves
 - Granite worktops
 - Integrated appliances
- Surrounded by open countryside
 - Viewing essential





A most attractive stone built, detached family home of traditional original appearance which has been extended and adapted to suit modern day living. The original double fronted period farmhouse has been extended to both sides and now provides spacious well planned family accommodation. The property has undergone a full programme of modernisation which cleverly combines rustic features, such as the Oak plank doors, wood burning stoves in the two reception rooms and stone flagged floor in the kitchen, together with stylish modern additions, including the fitted kitchen with integrated appliances and granite work surfaces and quality bathrooms.

The property benefits from oil fired central heating and sealed unit double glazing.

The property is approached via double gates with ample gravel driveway parking and a double garage which has been converted to provide a playroom/gymnasium but is also still useable as a double garage. A central entrance hall leads into charming sitting room with additional family room off.



From the sitting room is a dining kitchen which is an ideal family space having a conservatory leading off it and utility room to the rear. On the first floor is a master suite comprises of double bedroom, dressing area and en-suite shower room. There is a guest bedroom at the other end of the house with adjoining house bathroom and two further bedrooms.

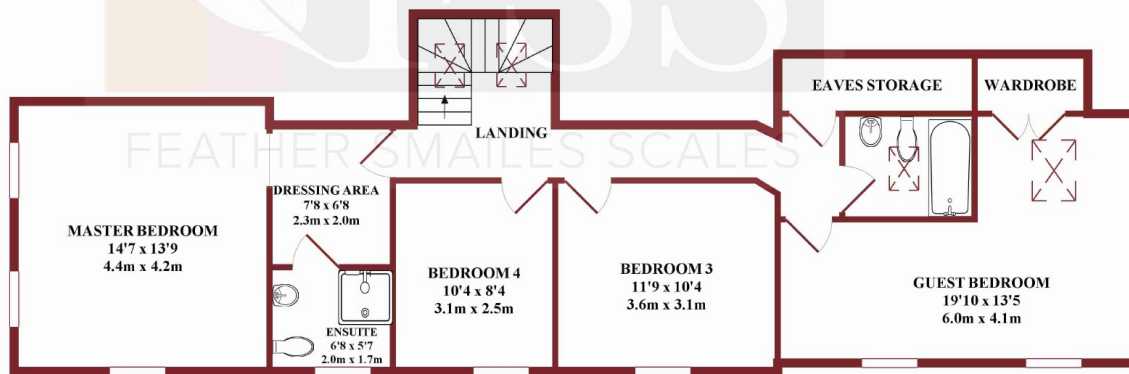
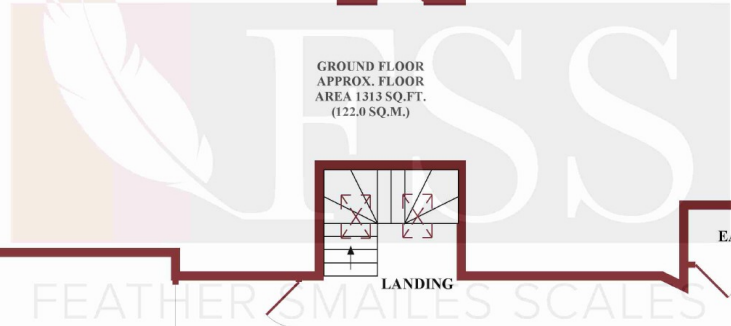
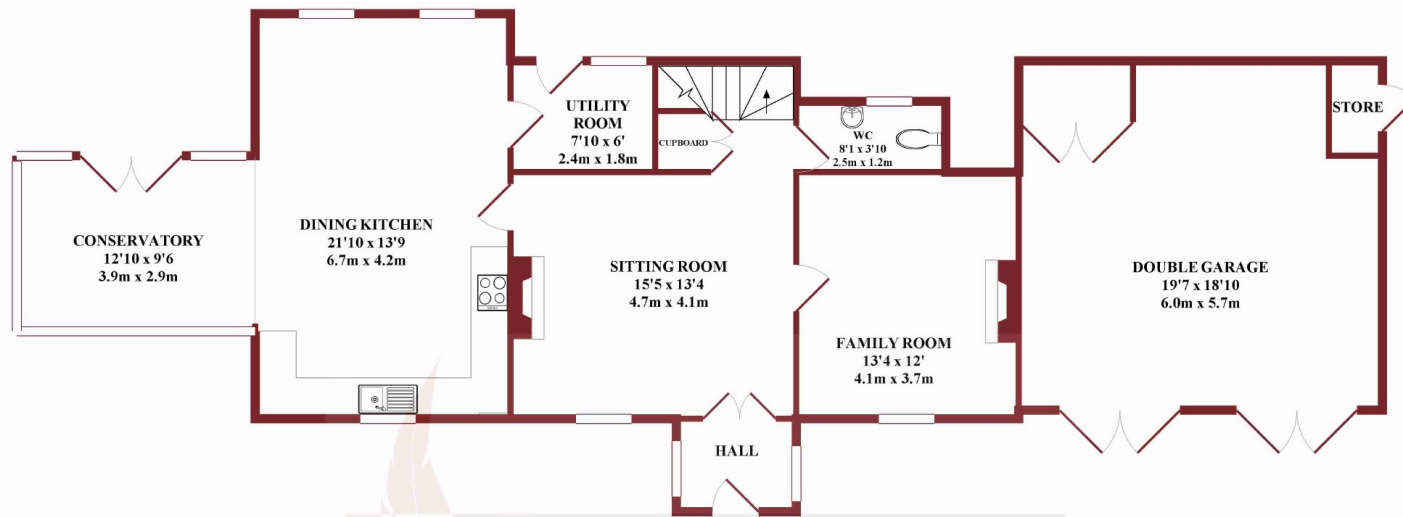
The gardens are an undoubted feature of the property being well stocked and surrounded by delightful open countryside. There are numerous seating areas surrounding the property to be able to follow the day's sunshine.

Park View occupies a delightful setting and is truly an escape from the day to day hustle and bustle. The beauty is that it is only a short drive from Harrogate's town centre, which supports an excellent range of fashionable shops, restaurant and leisure facilities. The neighbouring villages also support a good range of amenities which cater for most daily needs and these include the historic and much sought after villages, such as Ripley.









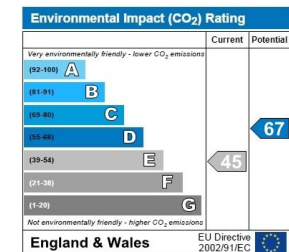
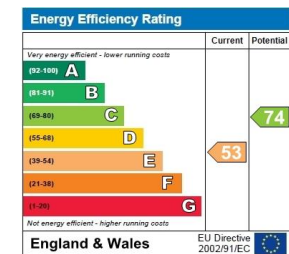
TOTAL APPROX. FLOOR AREA 2242 SQ.FT. (208.3 SQ.M.)

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Tenure
Freehold
Council Tax
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Services
All mains services with the exception of mains gas are connected to the property.

Directions
Leaving Harrogate via the A61 Ripon Road proceed to the second Ripley roundabout. Take the second exit onto the Pateley Bridge Road, cross over the bridge and rising up Bedlam Bank, take the right hand turn onto Law Lane following the road to the t junction at the end. Turn right, cross the bridge and immediately left onto Town Street continue straight on where Park View will be seen.



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