



**29 West House Gardens  
Harrogate**

**£395,000**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

Take Advantage of the Stamp Duty Holiday

Ready in June

Flooring or Solicitor's Fees included (Please enquire for Terms & Conditions)

A three bedroom, two bathroom semi detached property forming part of a bespoke selection of 33 new build homes. The development offers modern living in a long-standing and idyllic village community. Each of the luxurious homes, ranging from three to five bedrooms, has been carefully designed to offer spacious and stylish accommodation.

Birstwith sits proudly within the Nidderdale Valley and is therefore surrounded by panoramic views of vibrant green fields, wildlife and the River Nidd. With spectacular scenery all around, yet just a short drive from the award-winning towns of Harrogate and Pateley Bridge, Birstwith has the best of both worlds.

Spread over a spacious five acres, all of the homes will benefit from private parking and gardens, to create your own wonderful home in Yorkshire.

From the stunning Italian porcelain tiles in the hallway and kitchen, to bespoke timber windows and fully tiled Vessini bathrooms, the properties have the highest quality specifications and a focus on combining beauty with practicality. Each property has underfloor heating throughout the ground floor, with some homes benefiting from bifold doors to create even more versatile living space.

"Nicholls Tyreman Estate Agents subscribe to and comply with the Consumer Code for New Homes"

\* Please enquire for further details

### 3 Bedrooms

### 1 Reception Room

### 2 Bathroom

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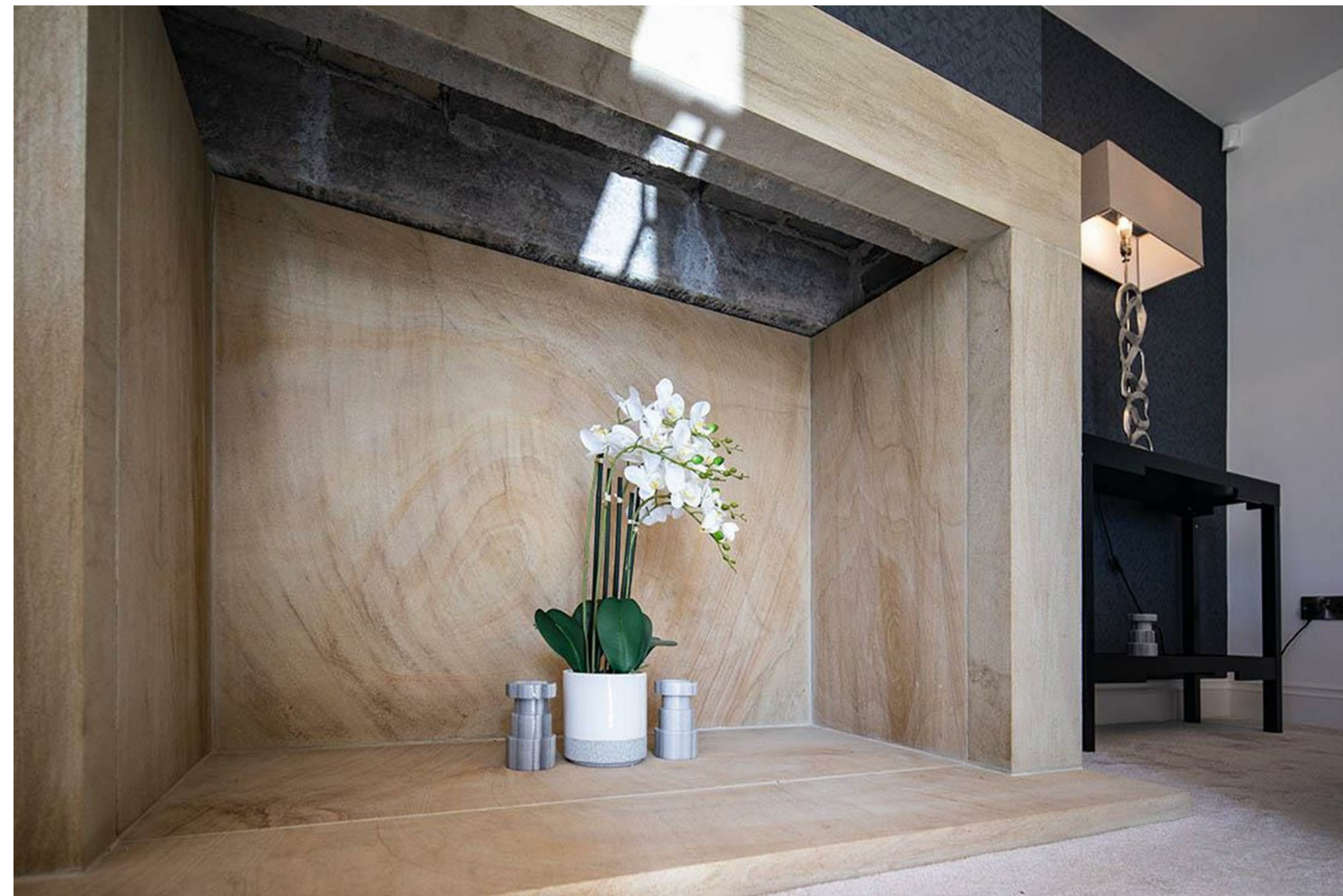
#### DIRECTIONS - HG3 3LN

#### COUNCIL TAX

The property has been placed in band .

#### TENURE

The tenure of the property is Freehold



#### EPC RATING:

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales EU Directive 2002/91/EC     |           | England & Wales EU Directive 2002/91/EC                         |           |

#### APPROXIMATE DISTANCES

|                 |            |
|-----------------|------------|
| Town Centre     | 1.9 miles  |
| Railway Station | 1 mile     |
| Bus Route       | 400 metres |
| Airport         | 12 miles   |