

**3 High Terrace, Markington, Harrogate, HG3 3PA**

**Offers Over £430,000**

**Property Images**



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## Property Images





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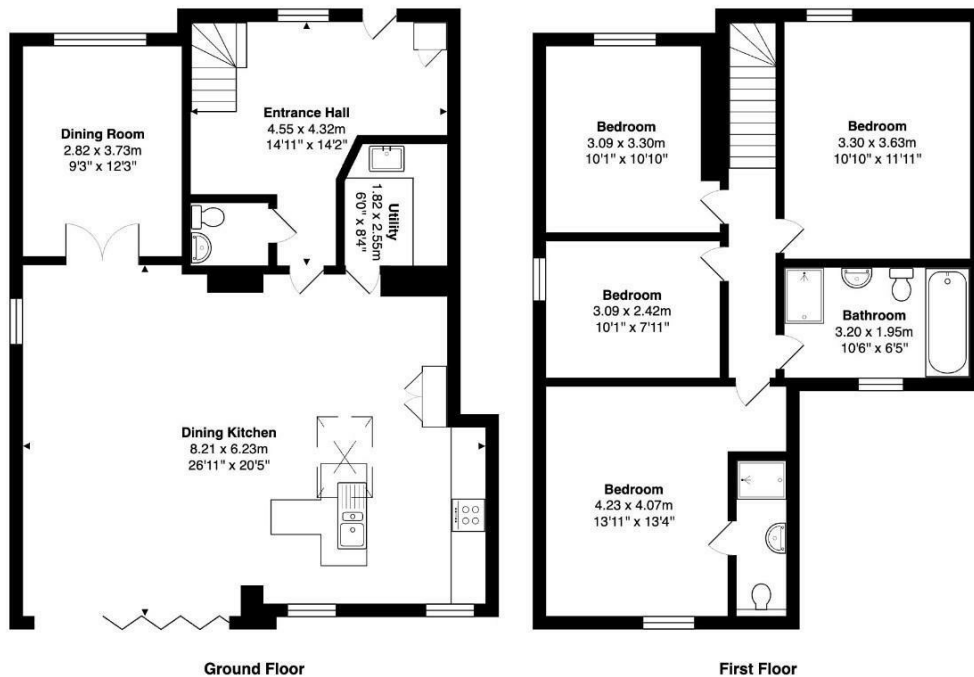
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## Property Images



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Total Area: 143.7 m<sup>2</sup> ... 1547 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 79      | 86        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

## Map



## Details

Type: House - End Terrace Beds: 4 Bathrooms: 2 Reception: 2 Tenure: Freehold

## Summary

A delightful opportunity to acquire a stunning end-terrace stone cottage, steeped in character. dating back to before 1900. This exquisite four-bedroom residence has been thoughtfully extended to create a luxurious modern living space that seamlessly blends period features with modern comforts.

You are welcomed into a spacious open-plan living area that boasts an inviting and beautifully fitted kitchen with centre island with dining and entertaining space, enhanced by bi-fold doors that open onto the beautifully landscaped gardens. This design allows for an abundance of natural light and provides a perfect setting for entertaining or enjoying family time. The ground floor also features a separate utility room, a comfortable lounge which opens directly through double doors and a convenient WC, ensuring practicality for everyday living.

The first floor comprises four well-proportioned bedrooms, each offering unique charm. One bedroom showcases a stunning period beamed ceiling, while the master bedroom benefits from an en-suite shower room, providing a private retreat. The family bathroom is elegantly designed with a four-piece suite, catering to all your needs.

Surrounding the property are landscaped low maintenance garden on three sides, featuring designated sitting areas that follow the sun throughout the day, as well as lush lawn areas both at the front and rear. This outdoor space is perfect for relaxation or hosting gatherings with friends and family.

This property not only offers a beautiful home but also a wonderful lifestyle in a picturesque setting. High Terrace is a rare find, combining historical charm with modern living, making it an ideal choice for families or those seeking a tranquil retreat. The village offers an array of community amenities with village hall, church, local store and popular village pub, all within minutes of both Harrogate and Ripon. The popular Ripon Grammar school is also within catchment.

## Features

- FABULOUS FOUR BEDROOM STONE BUILT COTTAGE • EXTENSIVELY MODERNIZED THROUGHOUT WITH DOUBLE STOREY EXTENSION • OPEN PLAN MODERN LIVING SPACE WITH BIFOLD DOORS • BEAUTIFULLY FITTED KITCHEN AREA WITH CENTRE ISLAND AND QUARTZ WORKTOPS • SEPARATE UTILITY ROOM • LOUNGE/SNUG TO THE FRONT • GROUND FLOOR WC • MASTER BEDROOM WITH ENSUITE SHOWER ROOM AND FURTHER HOUSE BATHROOM • SURROUNDING PAVED AND LAWN GARDENS • SOUGHT AFTER VILLAGE LOCATION CLOSE TO RIPON AND HARROGATE