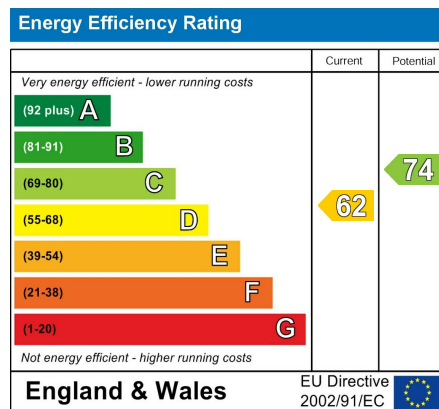


Floor Plan



Energy Performance Certificate



Directions

Directions; Proceed from Harrogate to the village of North Rigton. Proceed down Rigton Hill where the property is easily found on the right hand side clearly marked by a Hopkinson for sale board.

Council Tax Band G Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£895,000

Lavender Cottage Rigton Hill, North Rigton, Leeds, LS17 0DJ

4 Bedroom House - Detached

A sympathetically extended village home that offers a beautiful open plan living kitchen with large gardens located in this popular village to the south side of Harrogate. No chain involved.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

Lavender Cottage is an attractive stone built four bedroom family home that is both well presented and comfortable with a beautiful cottage feel. The charming home features well kept gardens that are arranged to 2 sides that feature beautiful entertaining areas.

The accommodation briefly comprises; spacious reception hall with guest cloakroom, impressive lounge, family room and a beautifully appointed living family kitchen with bifold doors that are south west facing and lead directly out onto the terraces and gardens.

The updated quality kitchen features a cooking range, integrated dishwasher and breakfast island with space for both soft seating and dining plus a central log burning stove. The utility room links into a fantastic gym space. Integral garage with a useful study area that is away from the main living areas for peace and quiet!

On the first floor there is a spacious master bedroom with a luxury ensuite shower room. There are three further double bedrooms and a luxury house bathroom with open plan walk in shower.

Outside very pleasant patio areas plus a large family garden that is lawned and features different sitting areas ideal for entertaining. There is an oil tank and a coal bunker. To the front of the property is off street parking and a door that leads into the integral garage.

North Rigton is a popular south side village with easy access to Leeds and motorway network, Leeds Braford airport, primary school and Public House.

