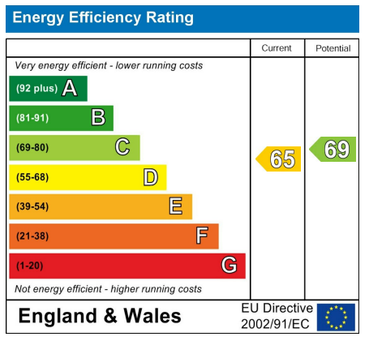
Floor Plan

TOTAL FLOOR AREA : 4167 sq.ft. (387.2 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate along the A59 Skipton Road toward Skipton and take a right turning before the wind turbines down Whitewall Lane, after sign posted The Queens Head at the bottom once in Tang turn right at T junction and Heron Bank is easily found on the right marked by a Hopkinsons 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.

£1,650,000

Heron Bank Tang Road, High Birstwith, Harrogate, Yorkshire, HG3 2JU

6 Bedroom House

Heron Bank is an immaculately presented six bedroomed detached family home offering spacious and flexible living accommodation which has been extensively renovated to an exacting standard, with stunning gardens and a patio areas located on the outskirts of Harrogate.

HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
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Description

With oil fired central heating and double glazing the living accommodation comprises; entrance hall with solid wood parquet flooring which continues into the spacious dual aspect lounge with feature fireplace, modern fitted bespoke kitchen with granite worktops, electric range cooker with induction hob, integrated dishwasher, space for an American fridge freezer, dining area with bi-folding doors that lead out onto the south facing patio creating a fantastic entertaining space. There is a boot room area by the kitchen with a door leading into the front porch, separate utility room with granite worktops, Belfast sink and space for a washing machine and tumble dryer, downstairs w/c and integral door leading into the double garage which measures 23' x 18'6.

From the lounge there is an inner hall that leads to bedroom two with an ensuite bathroom which creates an ideal guest bedroom with the ensuite including separate bath, walk in shower, w/c and hand basin. To the rear there is a gym with stunning views over the garden and sliding doors onto a south facing balcony. From the gym there are stairs leading down into the games room with sliding doors out onto a patio area with a hot tub.

On the first floor the landing leads to the master bedroom suite with vaulted ceilings, walk in dressing room and ensuite bathroom with separate bath, walk in shower, w/c and two hand basins. There are three further double bedrooms, two of which are serviced by an ensuite bathroom with walk in shower, bath, w/c and two hand basins, a good sized bedroom six which is currently being used as an office and there is the modern house bathroom with separate bath, w/c and hand basin and a useful storage cupboard.

Outside to the front of the property are well stocked flower beds and a Yorkshire dry stone wall enclosing a lawn, flowerbeds and a path leading to the external porch. There is a block paved driveway which offers off street parking for multiple vehicles and leading to the double garage with an electric door. To the rear is the stunning garden with an extensive patio area which offers a great entertaining space with glass balustrade allowing you to enjoy the view of the gardens. There is a hot tub area, summerhouse large lawn, well stocked flower beds and multiple seating areas including a patio area next to the beck with a bridge going over to another patio area.

Benefitting from a superb location there are a range of amenities in the neighbouring villages of Birstwith and Hampsthwaite with a local pub close by in Kettlesing too. There are a variety of Primary schools close by and five miles from Harrogate's town centre's wide range of shops, restaurants, bars, Primary and Secondary schooling options and transport links via rail to Leeds, York and London Kings Cross.