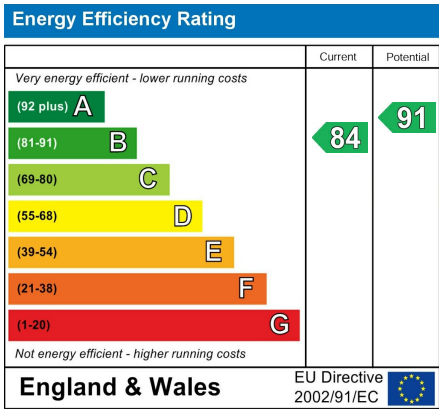


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Ripon Road. At the second Ripley roundabout take the second exit towards Pateley Bridge. Continue through Bedlam and at the crossroads turn left onto Clint Bank and continue along following the road round to the right and dropping into Birstwith and turn left into Collin Wood Lane and take the first left and the property is straight ahead of you.

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.



Offers Over £1,000,000

2 Collin Wood Lane, Birstwith, HG3 3FG 4 Bedroom House - Detached

**A simply stunning four bedroomed detached family home which is absolutely immaculate and benefits from bespoke joinery fittings throughout the house and well-proportioned living accommodation throughout, with a superb location in the ever popular village of Birstwith. NO ONWARD CHAIN.**



HOPKINSONS  
E S T A T E A G E N T S

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



Description

With an air source heat pump providing the heating and hot water to the property, CCTV, underfloor heating to the ground floor, the living accommodation comprises, large entrance hall which leads into the open plan living dining kitchen area which offers a fantastic entertaining area with a full length bay window overlooking the countryside and French doors leading on to large paved south facing area perfect for entertaining.

The kitchen units supplied and fitted by Chapel Kitchens in York and includes; granite worktops, Neff double ovens, full length fridge and freezer, dishwasher, Bora induction hob and downward extractor fan, hot water tap, central island and breakfast bar with a dining area overlooking the stunning Nidderdale countryside. A real feature of the kitchen is also the bespoke wine rack in the side of the staircase and bar area. There are also double doors leading out onto the elevated patio which benefit from the amazing views and the afternoon to late evening sun.

Also at ground floor level is a spacious lounge with bespoke fitted units either side of the marble fireplace which houses the wood burning stove, an office with bespoke furniture by House of Elliot in York, which could also be used as a playroom, boot room with fitted units and a door leading out into the back garden, downstairs w/c, useful storage cupboard and a separate utility room with quartz worktops.

On the first floor the light and airy landing leads to the amazing master bedroom suite with handmade walk in wardrobes and pocket doors leading into the ensuite shower room and from the bedroom you benefit from more countryside views. There are three more double bedrooms including a guest bedroom with an ensuite shower room and all of the bedrooms benefitting from fitted wardrobes. The modern house bathroom with Duravit sanitary ware includes separate bath, walk in shower, w/c and hand basin.

Outside there is a shard driveway with one other property which leads to the drive which offers off street parking for multiple vehicles and leads to the garage with an electric door, power an lighting. There is access paths down both sides of the property with hot and cold outside taps, woodstore and leading round to the lovely raised patio with a glazed balustrade ensuring you can enjoy the views but offers a perfect entertaining area with the double doors leading out from the dining kitchen, There are steps down onto the lawn area, with flower beds and both wrap round the other side of the house.

In the popular village of Birstwith there is an award winning village shop, Primary school, Church, pub, cricket and tennis clubs, a GP surgery and a bus route into Harrogate's town centre.

