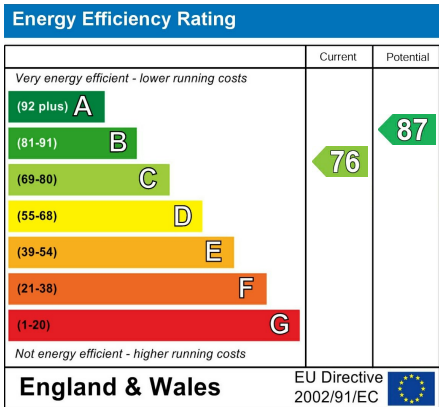


Floor Plan



Energy Performance Certificate



Directions

Proceed away from Harrogate towards Ripon along the A61. On entering Wormald Green turn left before The George public house towards Markington where the property will be found almost immediately on the left clearly marked by a Hopkinsons For Sale board.

Council Tax Band    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 In The Region Of £395,000

Oak Cottage Wormald Green, Harrogate, HG3 3NJ                      3 Bedroom Cottage

**A beautifully presented three bedroomed cottage benefitting spacious open plan living to the ground floor with fantastic countryside views to the rear, two allocated parking spaces and benefitting from a superb location in Wormald Green.**



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 gas fired central heating and double glazing the living accommodation comprises; entrance porch, an amazing open plan dining kitchen with the lounge area to the rear of the property which is south facing and has the countryside views. The kitchen includes a Bertazzoni gas range cooker, integrated full length fridge and freezer, dishwasher and washing machine. a door leads to the inner hall and there is the downstairs w/c.

On the first floor the landing leads to the master bedroom with a dressing area with built in wardrobes and a recently updated ensuite shower room with walk in shower, w/c and hand basin. There is a second double bedroom, a good sized third bedroom and a modern house bathroom with separate bath, w/c, hand basin and a centrally heated towel rail. From the landing there is also access to the loft space which offers useful storage.

Outside to the front of the property is a low maintenance fore garden with a pathway leading to the front door. There are two allocated off street parking spaces in a communal car park with a pathway that leads to the back garden. To the rear is a decked area and is south facing creating a superb seating area and with double doors leading back into the open plan living kitchen, creates a fantastic entertaining space too.

