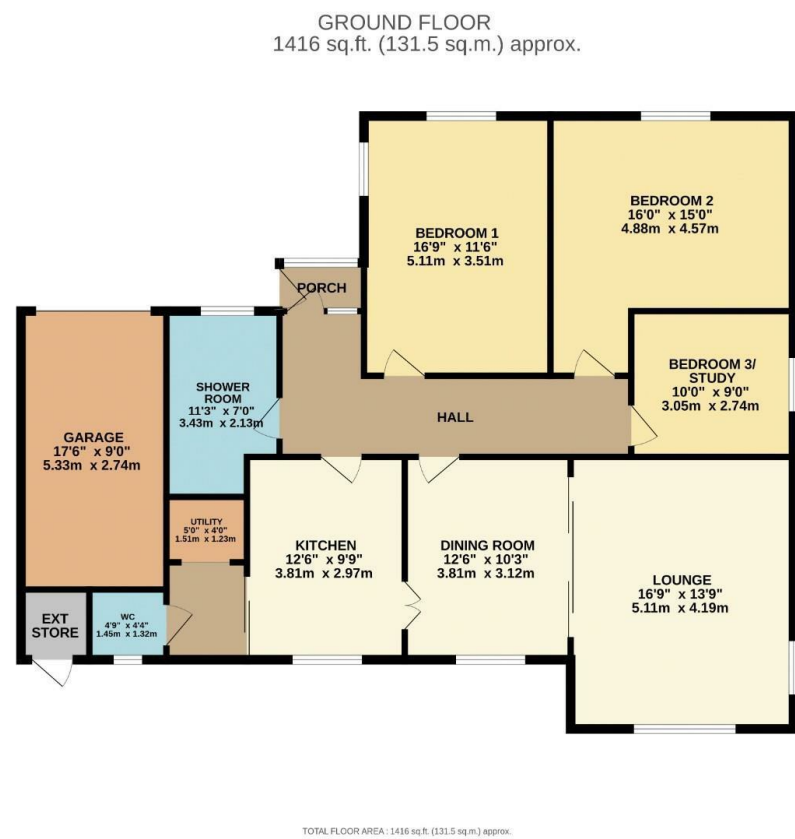
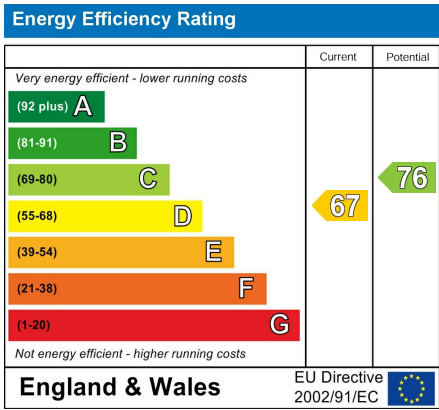


Floor Plan



Energy Performance Certificate



Directions

Proceed into the village of Birstwith and proceed down Nidd Lane. Take the second turning left into Nidd Rise where the property is easily found marked by a Hopkinsons for sale board.

Council Tax Band F 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.



£435,000

Fern Lea, 15 Nidd Rise, Birstwith, HG3 3AP

3 Bedroom Bungalow - Detached

A detached three bedroom bungalow located in a popular and desirable location in this highly sought-after Lower Nidderdale village.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With stunning, far-reaching views across to High Birstwith this well planned property has gas fired central heating and replacement UPVC windows, and requires updating and modernisation.

The accommodation briefly comprises entrance porch, reception hall, spacious lounge with connecting dining room. There is a serving hatch to a kitchen. There are three double bedrooms one of which is currently used as a study.

There is a useful utility space and guest cloakroom with separate house shower room.

The property features a large storage loft with potential conversion to additional bedrooms, which is approached from a pulldown ladder.

Outside there is a block paved driveway that connects to a single garage. Behind the garage there is a store room that is integral to the property.

To front and rear there are well maintained low maintenance gardens with many specimen trees and plants.

Birstwith is a popular village that features a medical practice, public house, cricket club and award winning shop/post office.

A nearby bus stop provides the traveller access to Harrogate and Pateley Bridge.

