



VERITY
FREARSON

THE WATERFALL HOUSE, STATION ROAD, BIRSTWITH, HG3 3AG

£700,000

THE WATERFALL HOUSE, STATION ROAD,

Birstwith, HG3 3AG

The Waterfall House is a fantastic, individual four-bedroomed house in an idyllic setting, with superb open views across Nidderdale Area of Outstanding Natural Beauty. The spacious and well-planned accommodation is arranged over two floors and includes a fabulous open-plan sitting room and a separate dining area enjoying impressive views.

This excellent property is situated in the heart of the popular Nidderdale village of Birstwith, within walking distance of local amenities including a public house, shop and primary school.



Sitting Room · Garden Room · Kitchen · Utility · Shower Room

4 Bedrooms · Bathroom

Ample Off-Road Parking · Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

Exterior door to side and central heating radiator.

UTILITY ROOM

With range of wall and base units and contrasting work surfaces with stainless-steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Window to side and central heating radiator.

SHOWER ROOM

With a white suite including low-flush WC, washbasin set within vanity unit, and separate walk in shower. Under floor heating. Heated towel rail.

BEDROOM 4

A good-sized room with window to side and central heating radiator. Potential to use as a double bedroom or additional reception room, if required.

SITTING ROOM

An impressive open-plan sitting room with contemporary wall mounted gas fire. Sliding glazed doors leading to the gardens. Separate dining area with windows to side and rear.

KITCHEN

With range of cream wall and base units with contrasting granite work surfaces having inset ceramic 1.5-bowl sink and drainer. Integrated dishwasher and space for an electric range-style cooker with extractor hood above. Space for free-standing American-style fridge / freezer. Windows to side and rear. Stable door leading to -

GARDEN ROOM

With windows to three sides having views over the gardens. Stone floor and door to front.

FIRST FLOOR

BEDROOM 1

A double bedroom with two Velux windows to front, central heating radiator and built-in wardrobes. Enlarged loft hatch and ladder to loft area.

BEDROOM 2

A double bedroom with two Velux windows to front, fitted wardrobes, and central heating radiator.

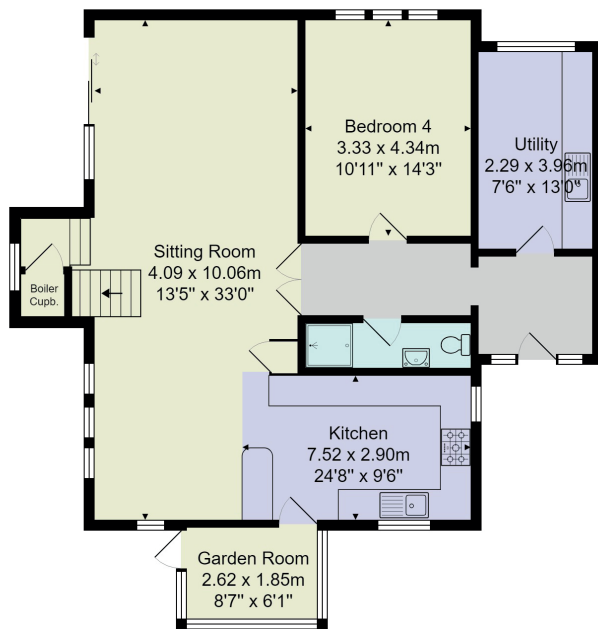
BEDROOM 3

A double bedroom with eaves storage area, window to side and central heating radiator.

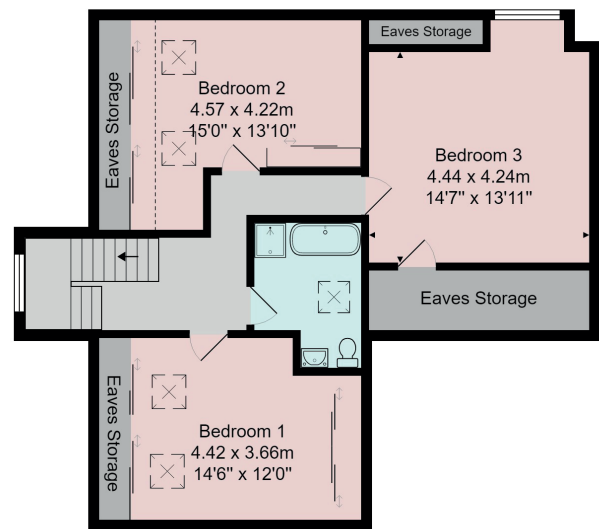
BATHROOM

With a modern white suite comprising low-flush WC, basin within vanity unit, free-standing bath and separate shower cubicle. Velux window to rear. Two chrome heated towel rails.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 183.6 m² ... 1977 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

Gravelled driveway leads to the house and private off-street parking for several vehicles. There is also additional parking for one vehicle to the rear of the property. Landscaped gardens to two sides with lawn, paved sitting areas and well-stocked planted borders with stunning open views. Large garden shed with power and light. Adjacent to the gardens there is an additional strip of grass surrounded by a dry-stone wall at the side of the property.

Agents Note

All appliances, curtains and light fittings will be included in the sale.

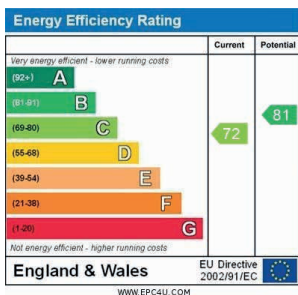
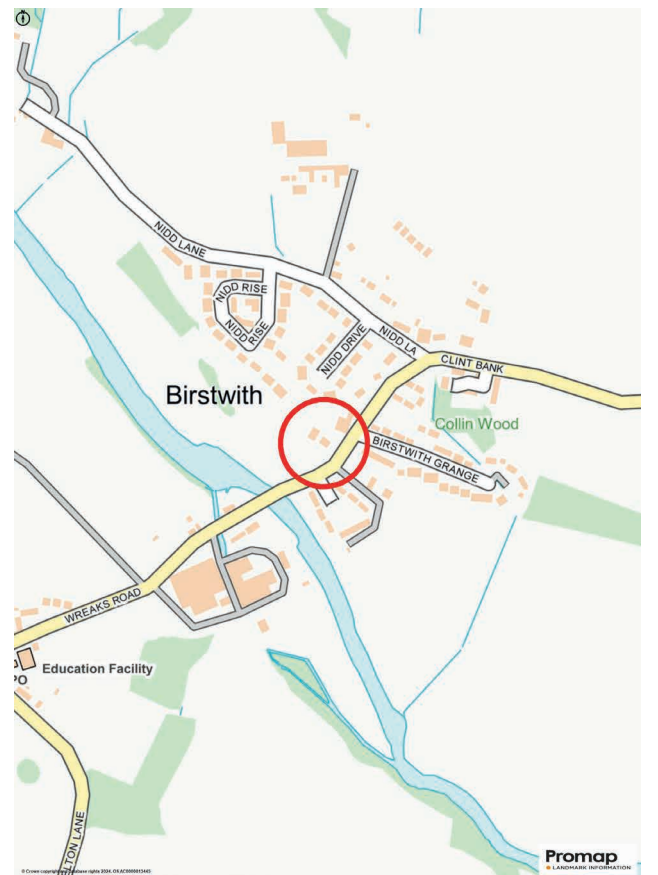
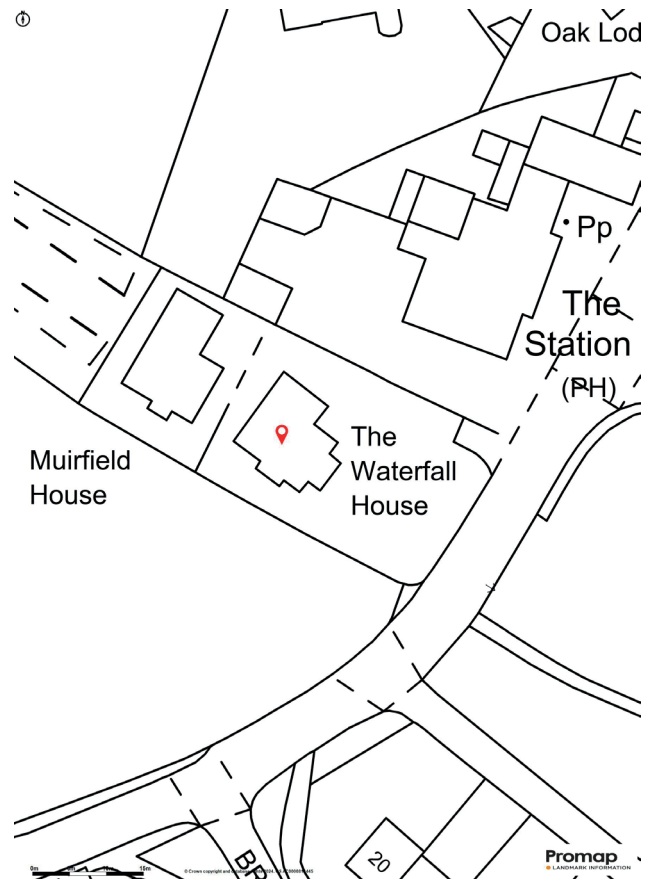
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



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