



VERITY
FREARSON

5 WESTMINSTER RISE, BURN BRIDGE, HG3 1LZ

GUIDE PRICE £900,000

5 WESTMINSTER RISE,

Burn Bridge, HG3 1LZ

An impressive five-bedroom detached property occupying a most attractive and generous plot with private garden and situated in this desirable location within a popular village situated on the south side of Harrogate.

This substantial family home has been recently updated and modernised to a high standard to provide generous and flexible as well as energy-efficient accommodation. On the ground floor there are two good-sized reception rooms, together with a stunning open-plan, modern kitchen and dining area with glazed doors leading to the garden. There is also a downstairs WC and utility room. On the first floor, there are five bedrooms, including the main bedroom with large dressing room and ensuite shower room, and there is a modern bathroom. The property occupies a large and attractive plot, having a rear garden with lawn and patio and adjoining woodland providing an excellent private setting.

The property situated at the head of a quiet cul-de-sac within the desirable village of Burn Bridge and is within easy, walking distance of the Black Swan pub and amenities within the adjoining village of Pannal, which include a primary school, shop, golf club, post office and railway station, providing access to Leeds, York, Harrogate, London and beyond. The property is offered for sale with no onward chain



Kitchen · Dining Room/Family Room/Office · Utility Room

5 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Garage · Garden







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

A spacious reception hall accessed via composite entrance door.

SITTING ROOM

A large reception room with feature fireplace and living-flame gas fire.

KITCHEN

A stunning open-plan kitchen and living / dining area with glazed doors overlooking the garden. The kitchen comprises a range of stylish fitted modern units with Minerva Carrara hand-made worktop and breakfast bar. Integrated new appliances including a fridge / freezer, induction hob, oven, warming drawer and microwave / oven and integrated dishwasher.

DINING ROOM / FAMILY ROOM / OFFICE

A versatile, additional reception room, with potential to be used as an office, dining room, or playroom, or a variety of other purposes, depending on the buyer's requirements. There is also potential to adapt the space to be

incorporated as part of the kitchen if required, at minimal expense.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Door leads to the garage.

FIRST FLOOR

LANDING

Loft access, airing cupboard. Doors to -

BEDROOM 1

A large double bedroom with access to a substantial dressing room, which could be used as a nursery or office if required.

EN-SUITE SHOWER ROOM

With a range of quality fitting including WC, twin washbasins set within vanity units, large walk-in digital shower. Heated towel rail.

BEDROOM 2

A large double bedroom.

BEDROOM 3

A double bedroom.

BEDROOM 4

A further good-sized bedroom with fitted wardrobes.

BEDROOM 5

A further bedroom.

BATHROOM

A white modern suite with WC, washbasin set within a vanity unit, and bath with shower above.

LOFT

There is access to a large and well-insulated loft providing excellent storage space.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 186.4 m² ... 2007 ft² (excluding garage)

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

The property is surrounded by very good-sized and private attractive gardens backing onto woodland. A driveway provides ample off-road parking and leads to a garage with up-and-over door, light and power. Two useful timber garden sheds. A gate from the garden provides access to the rear where there is a footpath via Malthouse Lane to Pannal.

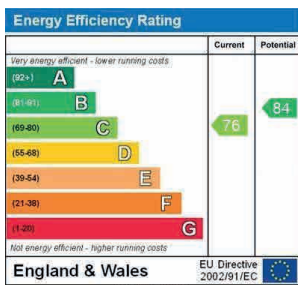
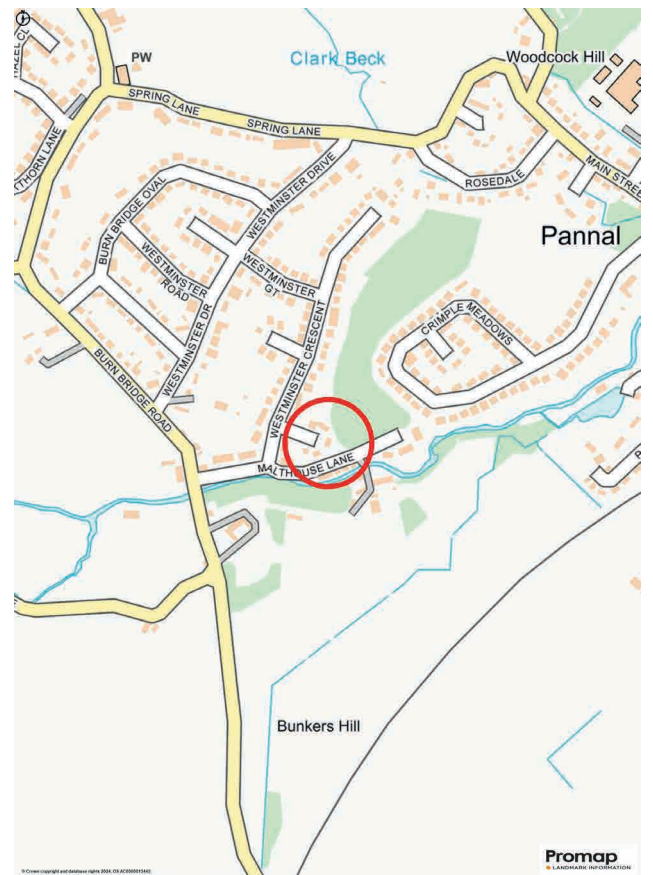
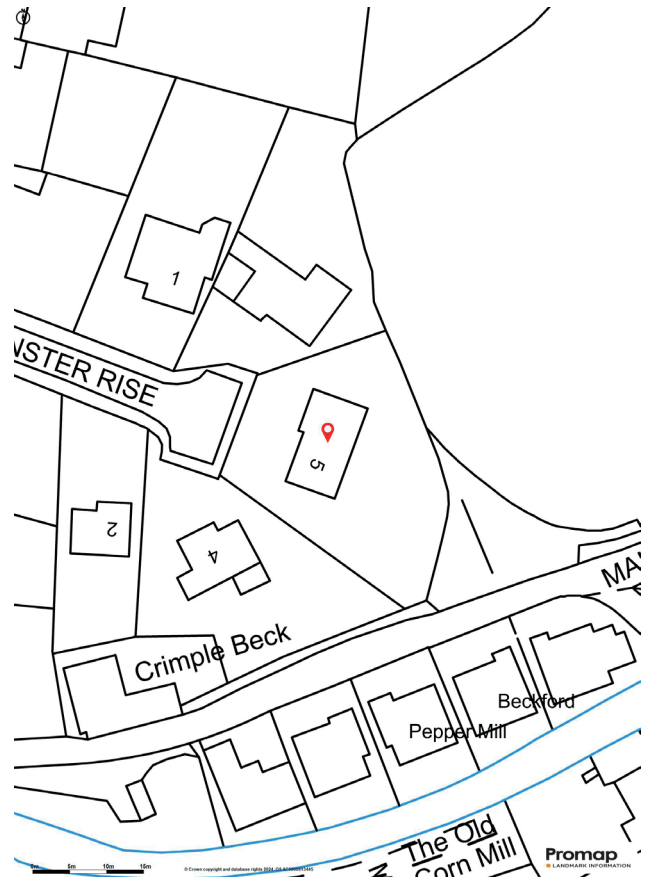
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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