



VERITY
FREARSON

51 BURN BRIDGE OVAL, BURN BRIDGE, HARROGATE, HG3 1LP

GUIDE PRICE £825,000

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Harrogate, HG3 1LP

A substantially extended four-bedroomed detached residence offering very spacious and well-presented accommodation, situated in this highly sought-after residential location.

Particular features of this property are the spacious ground-floor reception accommodation and the generous proportions of the first three bedrooms, which each feature en-suite shower facilities. The property occupies a superb plot with good-sized gardens to the front and rear, with the potential for further expansion in the future, subject to the necessary planning consents.

Burn Bridge is a much sought-after village on the popular south side of Harrogate, convenient for all of the town's amenities, whilst being ideal for commuting to Yorkshire's principal business districts.



3 Reception Rooms · Breakfast Room · Kitchen · Utility Room · Cloakroom

4 Bedrooms · Bathroom

Ample Off-Road Parking · Garage · Good-Sized, Well-Stocked Lawned Garden







ACCOMMODATION

GROUND FLOOR

Front door leads to -

ENTRANCE VESTIBULE

With wood flooring. Small window to front.

ENTRANCE HALL

Wood flooring.

CLOAKROOM

With low-flush WC and wash-hand basin. Half-tiled walls and wood flooring.

LOUNGE

Bow window to the front and window to side. Fireplace with wood surround, marble inset and hearth with open grate.

FAMILY ROOM

Double-glazed window to rear and double-glazed window patio doors

DINING ROOM

Central heating radiator. .

BREAKFAST ROOM

Double-glazed window to rear. Fitted kitchen base units with wall-mounted cupboards.

KITCHEN

Window to side. The kitchen has been fitted with a range of good quality fittings comprising base cupboards with wooden work surfaces above by Iroko, with inset single-drainer enamel sink and waste-disposal unit, tiled splashbacks and matching wall-mounted units with under-lighting. Neff dishwasher and fitted refrigerator. Large gas stove.

UTILITY ROOM

Window to front. Plumbing for washing machine.

FIRST FLOOR

LANDING

MASTER BEDROOM

Window to front, Central heating radiator. Coved ceiling.

EN-SUITE DRESSING ROOM

Double-glazed window to rear. Central heating radiator. Coved ceiling. Fitted vanity unit with storage cupboards below incorporating washbasin. Fully tiled shower cubicle, plus three fitted double wardrobes with drawers.

BEDROOM 2

Double-glazed window to rear. Central heating radiator. Coved ceiling. Two fitted double wardrobes and fitted shelved storage cupboard. Fully tiled shower cubicle. Vanity unit with wash-hand basin and tiled splashback.

BEDROOM 3

Two fitted double wardrobes. Vanity unit with washbasin and tiled splashback. Fully tiled shower cubicle.

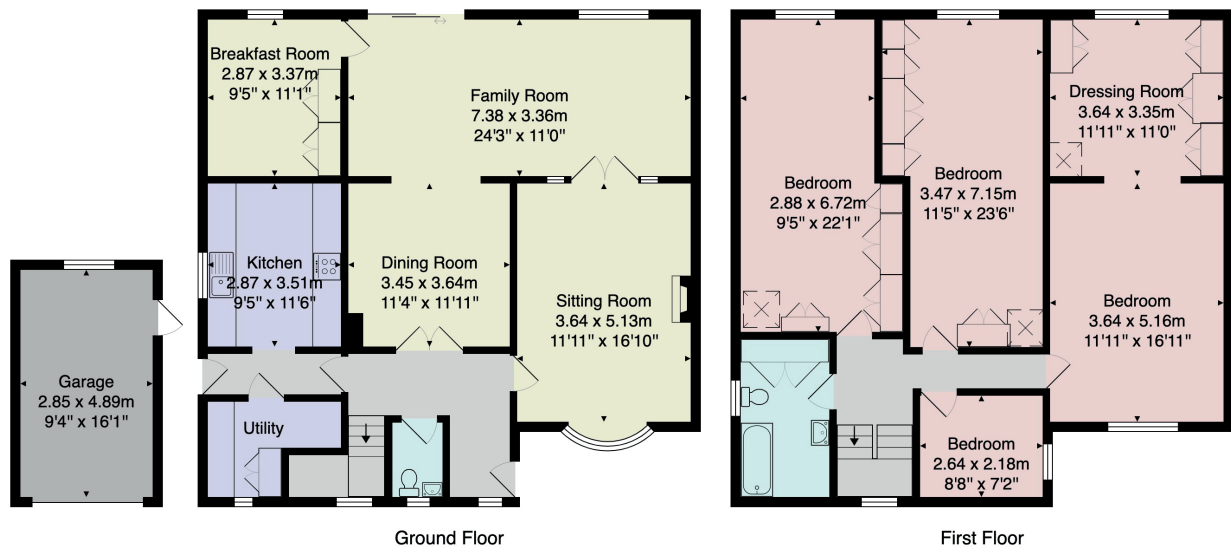
BEDROOM 4

Window to side

BATHROOM

Double-glazed window to side. Three-piece white suite comprising low-flush WC, pedestal washbasin and corner bath with shower above. Fully tiled walls. Tiled flooring. Ladder-style heated towel rail..

FLOOR PLAN



Total Area: 201.9 m² ... 2173 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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Outside

To the front of the property are landscaped gardens with in-and-out driveway and well-stocked flower borders. The left-hand driveway leads to a detached single garage (16'3 x 9'4) with remote-controlled electrically operated up-and-over door, personal door to side and window to rear. Power and light. To the rear, there is a good-sized lawned garden with mature boundaries and well-stocked flower borders. Flagged patio to the rear accessed via the sitting room patio doors. Garden shed and greenhouse.

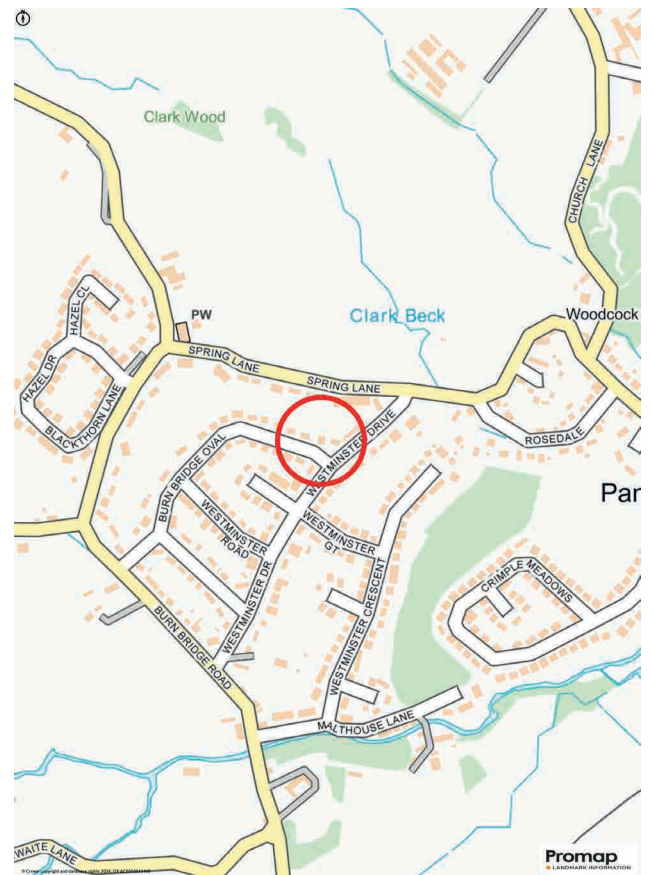
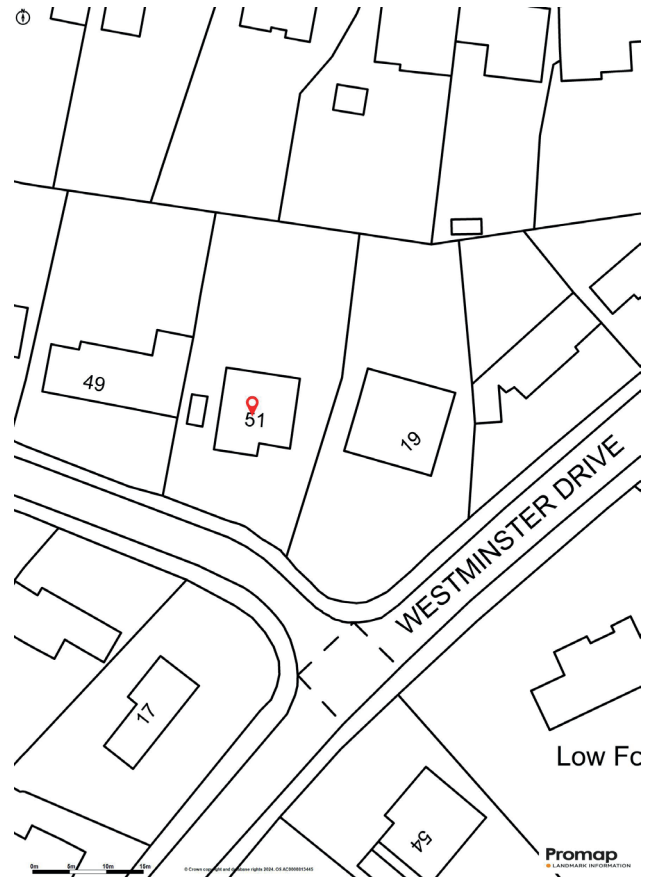
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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