



VERITY  
FREARSON

48 WESTMINSTER CRESCENT, BURN BRIDGE, HG3 1LY

£1,100,000



# 48 WESTMINSTER CRESCENT,

*Burn Bridge, HG3 1LY*

**This stunning five-bedroom detached home located on a generous corner site in this sought-after residential cul-de-sac in the most desirable Burn Bridge village, with stunning gardens and the largest plot in the area, backing onto woodland.**

This superb home is situated in a highly convenient position to the south side of Harrogate, on the edge of open countryside yet well placed for daily commuting to Yorkshire's principal business districts.

Having been comprehensively renovated, extended and finished in recent years, this property must be viewed to be fully appreciated. Fronted by a block-paved and gravel driveway, suitable for multiple vehicles, which leads to the detached car-sized garage with power, lighting and electric door, as well as a gym at the rear. The house itself opens into a spacious reception hall, useful storage cupboards and a downstairs cloakroom. Available for sale with no chain.



Living Kitchen · Sitting Room · Utility · Study · Cloakroom

5 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · Garage · Gym · Large Garden · Summerhouse













## ACCOMMODATION

To the front elevation there is a lovely, cosy oak-floored lounge centred around a central fireplace, as well as a ground-floor bedroom with its own en-suite shower room, ideal for guests, dependent relatives or teenagers. The heart of the home is undoubtedly the fabulous open-plan dining / living kitchen with under-floor heating and three sets of bi-folding doors opening out to the large flagged patio sun terrace, making it the perfect place for inside / out entertaining.

The high-quality kitchen itself comes complete with a range of bespoke units, integrated appliances, instant boiling hot water tap and quartz worktops. The dining area is large enough to accommodate a family-sized table, and the living / family area is focused around a log-burning stove. Completing the ground floor, there is a good-sized separate utility room and a study, ideal for those working from home.

The first floor boasts a bright and airy landing leading to four generous-sized double bedrooms. The principal bedroom offers fitted wardrobes and a stylish en-suite. Modern house bathroom.

The property also features a large loft space which presents potential for conversion into an additional bedroom, subject to necessary planning permissions.

# FLOOR PLAN



Total Area: 226.6 m<sup>2</sup> ... 2439 ft<sup>2</sup> (excluding summer house)  
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

Fronted by a block-paved and gravel drive-way suitable for multiple vehicles leading to the detached car-sized garage with power, lighting and electric door, as well as a gym at the rear.

Leading out to the rear of the property is the amazing tranquil garden, of some size. Incredibly private and primarily laid to lawn, there are various areas to enjoy the sun throughout the day, deeply-stocked, colourful and manicured borders and even a summerhouse, perfect for those summer evenings.

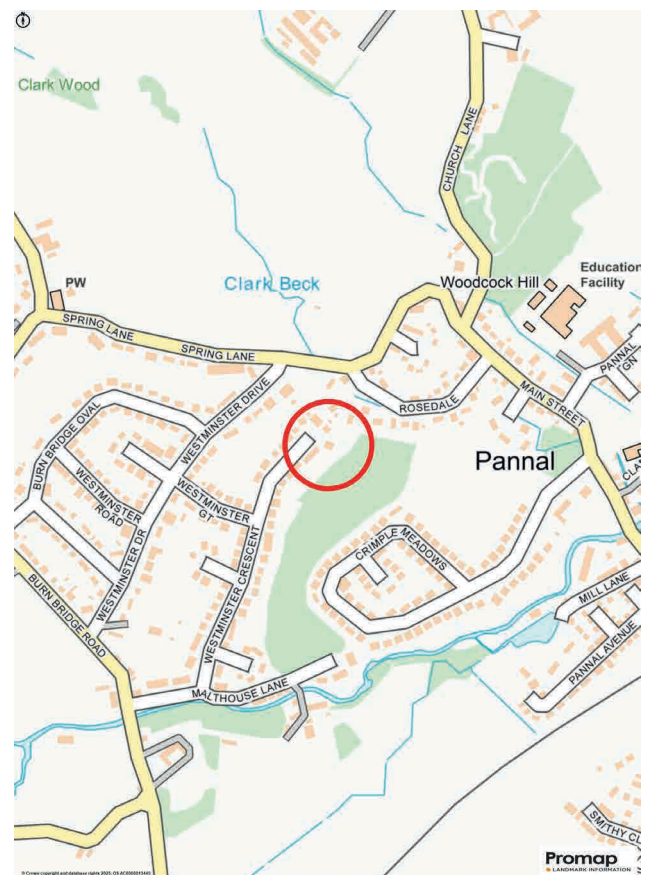
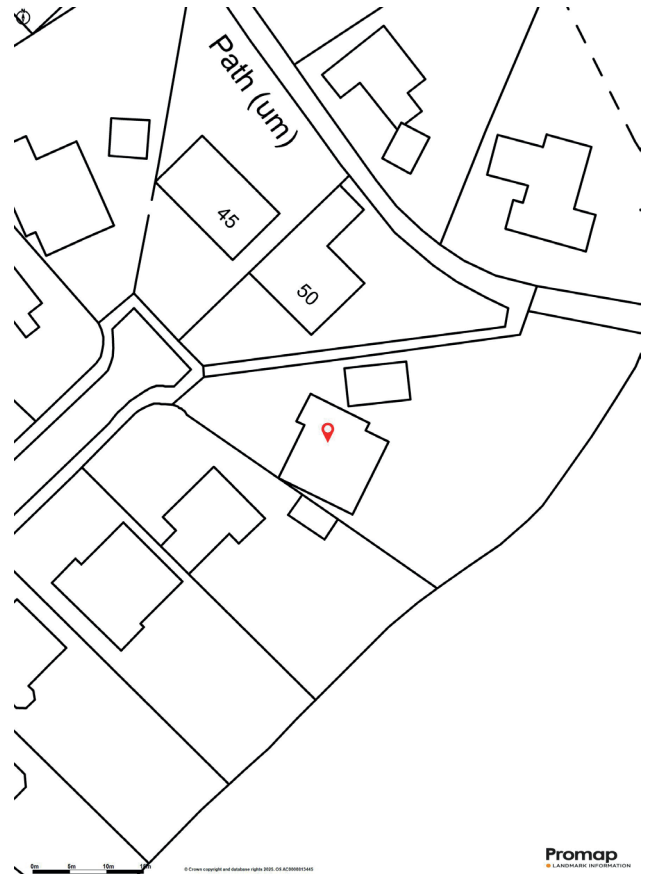
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
69	78
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

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