



VERITY
FREARSON

7 WESTMINSTER ROAD, BURN BRIDGE, HARROGATE, HG3 1LS

OFFERS OVER £800,000

7 WESTMINSTER ROAD, BURN BRIDGE,

Harrogate, HG3 1LS

A spacious and beautifully presented four-bedroom detached village property with attractive garden, situated in this delightful quiet position within the popular village of Burn Bridge.

This impressive property has been extended and modernised to a high standard by the current owner to now reveal spacious and high-quality accommodation. On the ground floor there is a large open-plan kitchen and dining area with glazed bi-folding doors leading to the garden. There is also a spacious sitting room with wood-burning stove, a snug and useful study with picture window overlooking the garden. To complete the ground floor, there is a utility room and cloakroom. Upstairs, there are four good-sized bedrooms, including the main bedroom which has an en-suite shower room, and there is a modern house bathroom with shower and bath. A driveway provides parking and leads to a garage. To the rear of the property there is an attractive garden with lawn and decked sitting area.



3 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Attractive Rear Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

CLOAKROOM

With WC and washbasin.

SITTING ROOM

A large reception room with wood-burning stove and glazed bi-folding doors leading to the garden. Space for additional study area, if required.

LIVING KITCHEN

A stunning open-plan kitchen and living space with space for sitting and dining areas with tiled flooring and glazed bi-folding doors leading to the garden. The kitchen comprises a range of stylish and high-quality fitted units by Christopher Philips with Dekton worktop, island and breakfast bar. Larder cupboard, boiling-water tap and integrated appliances, including an induction hob, double ovens, microwave and warming drawer and dishwasher. Limestone tiled flooring.

STUDY

With wooden parquet flooring and glazed roof lantern providing a useful workspace with full-height picture window overlooking the garden.

SNUG

A further reception room providing a cosy sitting area.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer.

BOOT ROOM

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor. The main bedroom has fitted wardrobes and an en-suite shower room.

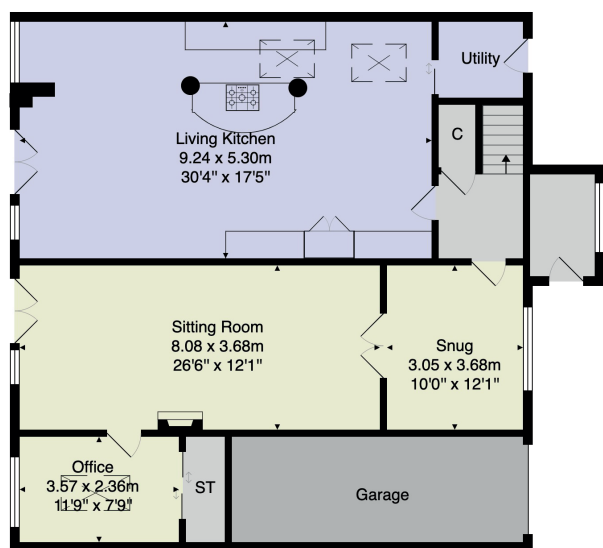
EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and large walk-in shower. Tiled walls and floor with underfloor heating. Heated towel rail.

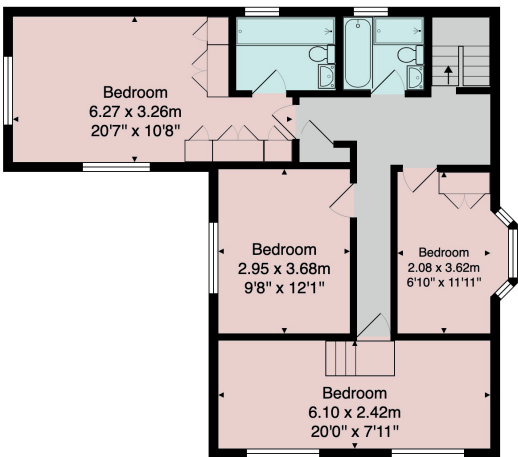
BATHROOM

A modern suite comprising WC, washbasin set within a vanity unit, large shower and bath. Tiled walls and floor with under-floor heating. Heated towel rail.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 210.0 m² ... 2260 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

There is an attractive rear garden with lawn and large decked sitting area. A drive provides off road parking and leads to a garage.

Agent's Note

The property has been recently extended to the side and rear, to create a large open-plan kitchen, as well as utility room, boot room and study. The planning permission granted for this extension also allows for a second-floor extension above to create additional bedroom / bathroom accommodation, if required.

Location

This excellent family home is situated in a picturesque position along a quiet residential street within the popular village of Burn Bridge, which is well served by local amenities including the Black Swan public house, Pannal primary school and railway station.

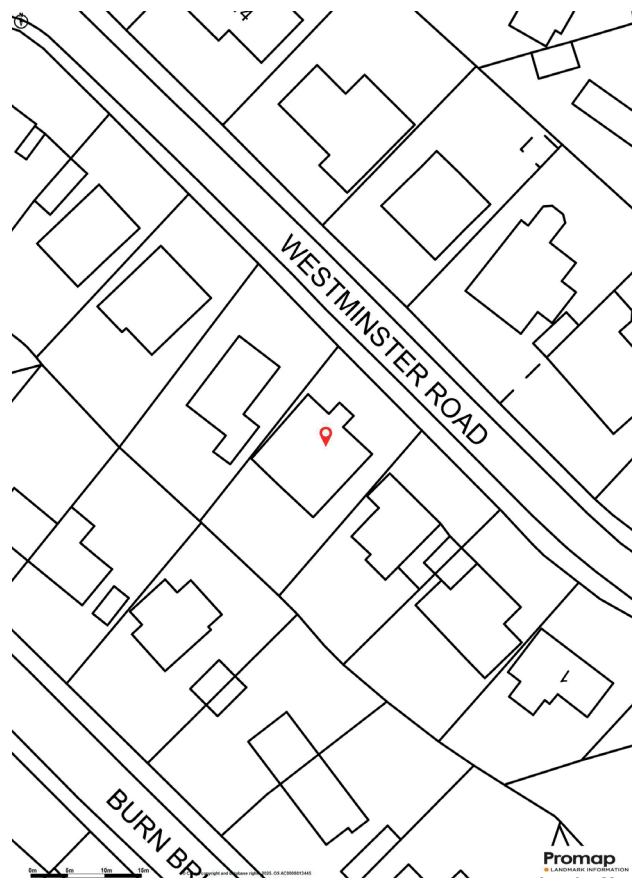
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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