



VERITY
FREARSON

THE NOOK, ALLOTMENT GARDENS, BIRSTWITH, HARROGATE HG3 2NQ

OFFERS OVER £600,000

THE NOOK, ALLOTMENT GARDENS,

Birstwith Harrogate, HG3 2NQ

A fantastic opportunity to purchase a four-bedroom detached village property occupying a generous plot with attractive gardens and woodland area and large stone-built garage block providing useful storage space with self-contained office with huge potential for further development to provide self-contained accommodation, subject to obtaining the necessary consents.

This attractive home provides well-presented accommodation comprising two large reception rooms, a well-equipped kitchen, four bedrooms, bathroom and en-suite shower room. The main bedroom has access to a second floor, where there are additional rooms that could be used to provide an office space or dressing area. The property has a substantial garage block which provides excellent storage space and office with WC and provides a useful storage area.



2 Reception Rooms · Dining Kitchen

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Large Garage Block · Attractive Gardens And Private Wooded Area







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with windows on two sides. Wood-burning stove.

DINING ROOM

A further large reception room with space for sitting and dining areas. Access to large larder cupboard.

DINING KITCHEN

With a range of fitted wall and base units with granite worktops and breakfast bar. Belfast sink, gas hob and double oven. Space and plumbing for appliances.

FIRST FLOOR BEDROOMS

There are four very good-sized bedrooms on the first floor. The main bedroom is of particularly generous proportions, with brick fireplace, en-suite and stairs leading to a large mezzanine area which provides additional rooms that could be used as an office area and dressing room.

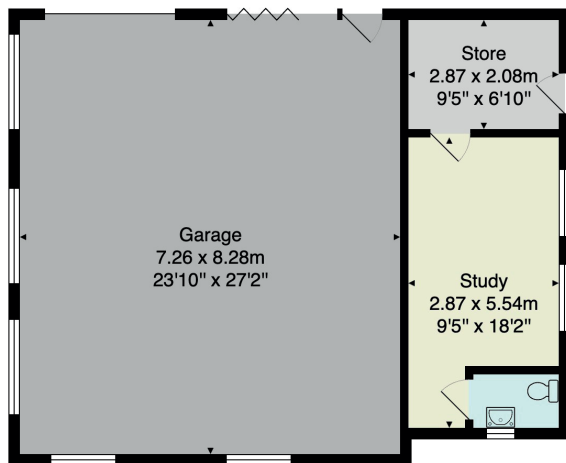
EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

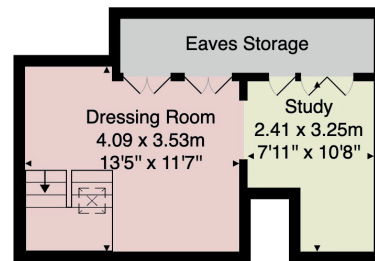
BATHROOM

A white suite comprising WC, washbasin set with a vanity unit, and bath with shower above. Heated towel rail. Tiled walls and floor.

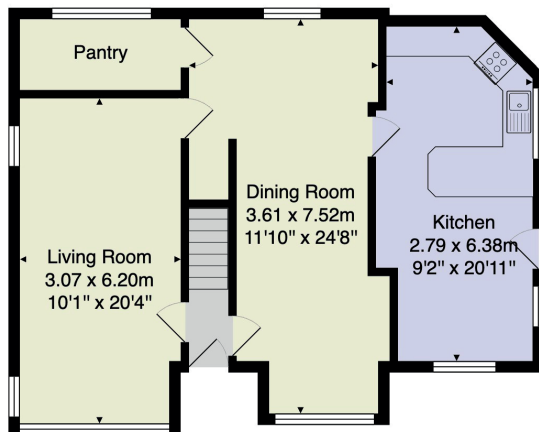
FLOOR PLAN



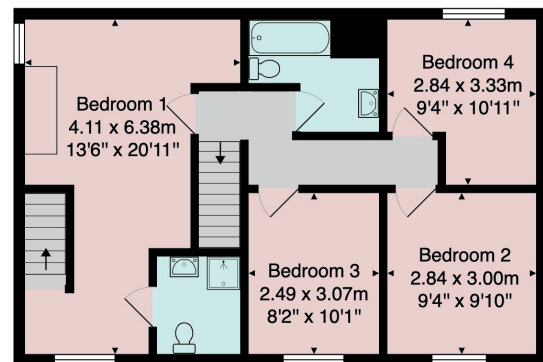
Garage / Outbuilding



Second Floor



Ground Floor



First Floor

Total Area: 235.0 m² ... 2530 ft² (excluding eaves storage)
 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

A driveway to the front provides ample parking and needs to a large stone-built garage block currently providing excellent outdoor storage / garage area with office, WC and storeroom, with huge potential for further development to provide self-contained living space / office space if required, subject to obtaining the necessary consents. There are attractive gardens surrounding the property with lawn and planted borders and further private wooded area to the rear.

Location

The property is situated in the heart of the popular Nidderdale village of Birstwith, which is well served by excellent village amenities including shop, pub, primary school and various sporting facilities, and is just a short drive from the fashionable nearby spa town of Harrogate.

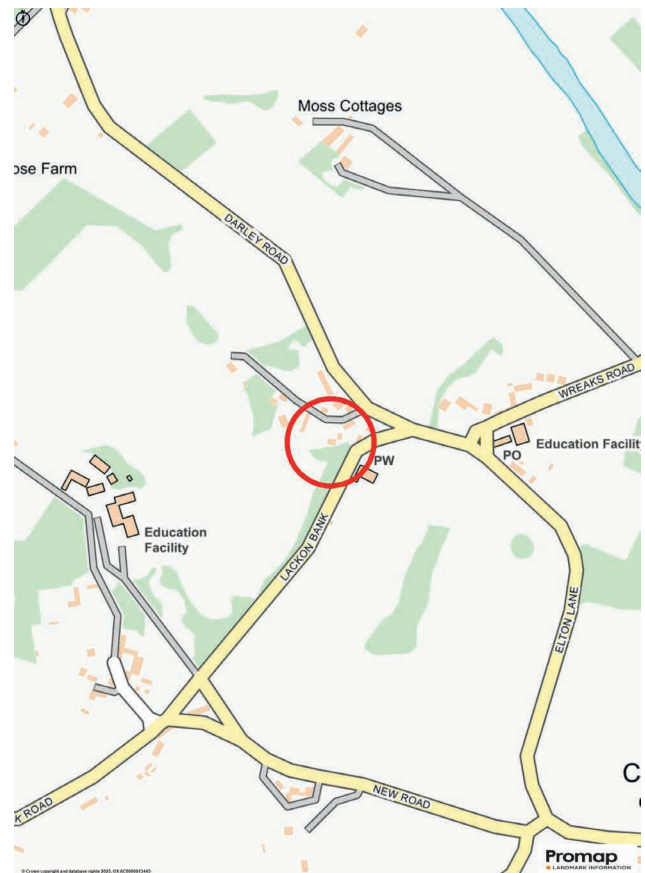
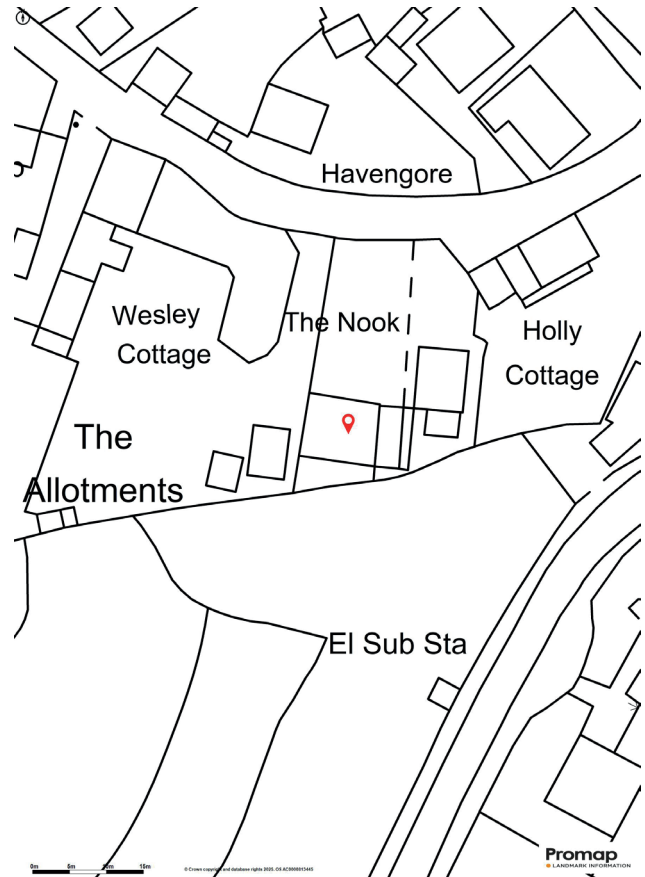
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		78
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	46	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

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