



VERITY
FREARSON

SOUTH GABLES, 41 BURN BRIDGE ROAD, BURN BRIDGE, HARROGATE, HG3 1PB

GUIDE PRICE £775,000

SOUTH GABLES, 41 BURN BRIDGE ROAD,

Burn Bridge, Harrogate, HG3 1PB

An individual five / six-bedroom family home situated in an a very attractive position directly overlooking open countryside.

This beautiful 1930s home has been sympathetically updated and extended to now offer very generous and well-appointed accommodation arranged over three levels, with delightful south-facing gardens and extensive parking.

This superb property is well located in the heart of the popular and fashionable village of Burn Bridge to the south side of Harrogate, well placed for daily commuting to Yorkshire's principal business districts whilst being only a ten-minute drive from Harrogate town centre and a 15-minute walk from Pannal village and its railway station. Sure to appeal to a range of buyers, an early internal viewing is essential to appreciate the quality of this characterful home.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

6 Bedrooms · 2 En-Suites · House Bathroom

Ample Off-Road Parking · Private South-Facing Gardens







ACCOMMODATION

The well-appointed accommodation comprises -

GROUND FLOOR

Reception hall with under-stairs cupboard and stairs leading to the first floor. A most attractive and bright L-shaped living / dining room with gas stove, fitted book shelving and windows to front and side. Family room with electric fire and double doors leading to the rear garden. Extended dining kitchen with a range of wall and base units, integrated appliances, vaulted ceiling and windows to side. Separate utility room / cloakroom. Spacious rear lobby with doors to front and rear. Bedroom 6 / home office.

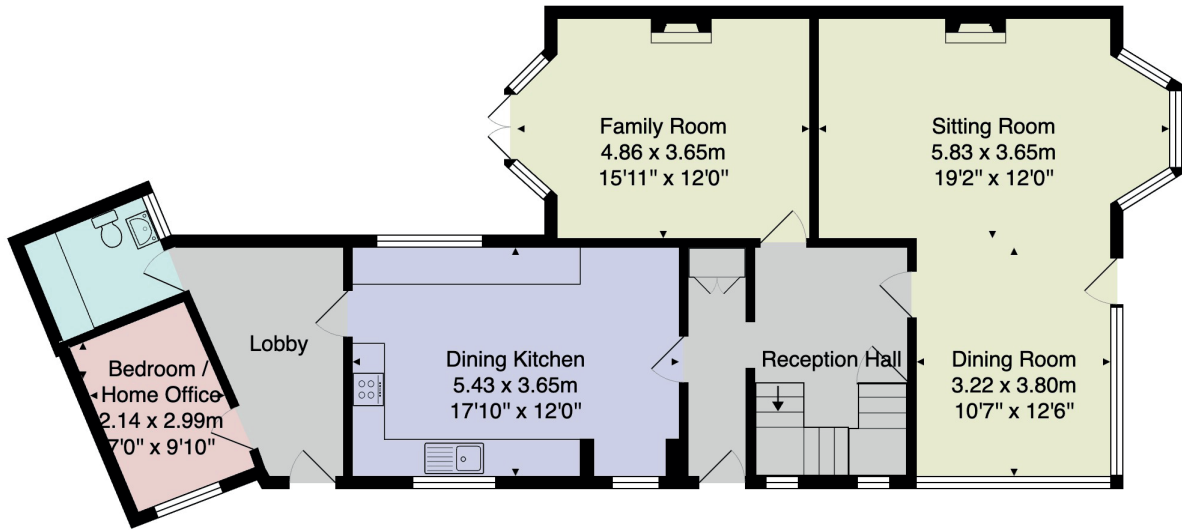
FIRST FLOOR

Four good-sized bedrooms to the first floor. Bedroom 1 has an en-suite shower room. House bathroom with three-piece white suite.

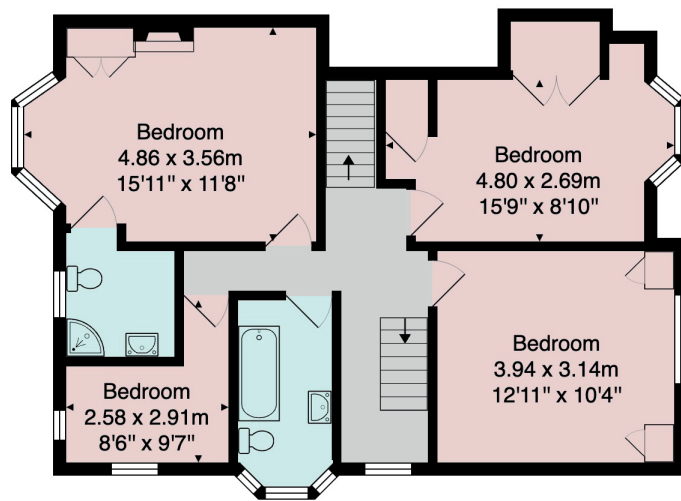
SECOND FLOOR

A further double bedroom with attractive views over the adjoining countryside. En-suite shower room.

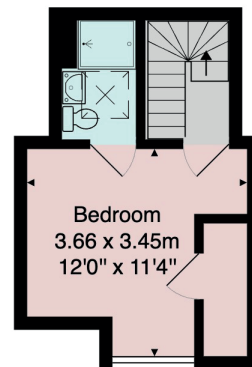
FLOOR PLAN



Ground Floor



First Floor



Second Floor

Total Area: 193.4 m² ... 2081 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

The property is situated on a good-sized corner plot with extensive parking and private south-facing gardens incorporating shaped lawns, flagged patio areas, raised vegetable plot, mature planting, pond, wildlife area and greenhouse. Garage with electrically operated up-and-over door. EV charging point.

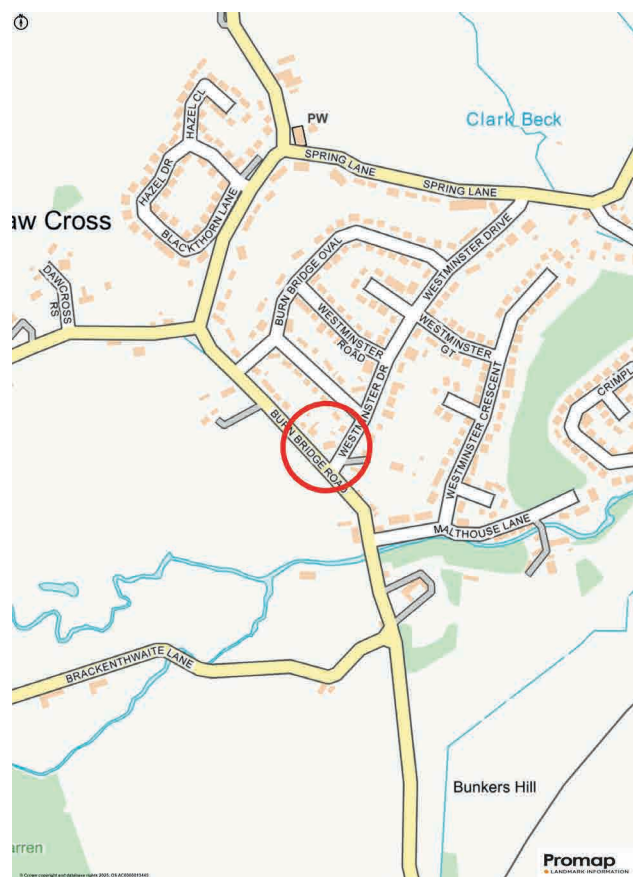
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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