



12 Broomfield, Birstwith, Harrogate, North Yorkshire, HG3 3AF

£285,000



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A superb 4 bedroom double fronted house offering deceptively spacious and well-presented accommodation.

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The property enjoys a very attractive position and a particular feature to the property are the mature and good-sized gardens and pleasant open aspects over the adjoining countryside.

This individual and attractive home is situated in the heart of this popular Nidderdale village, well served by local amenities which include a pub, village shop with Post Office, primary school, sports clubs, children's playground and bus service, whilst being just ten minutes' drive from Harrogate and associated amenities. Sure to appeal to a range of buyers, an early internal viewing is strongly recommended to appreciate the size of this delightful property.







The accommodation benefits from gas central heating and uPVC double glazing comprises:

#### **GROUND FLOOR**

An attractive lounge with window to front, wood flooring, log burner and double doors to the rear garden.

Superb dining kitchen with range of wall and base units, oak work surfaces, integral appliances and breakfast bar. Under stairs cupboard.

#### **FIRST FLOOR**

Four good sized bedrooms with house bathroom incorporating shower, WC, wash basin with vanity unit, modern tiling and towel rail.

#### **OUTSIDE**

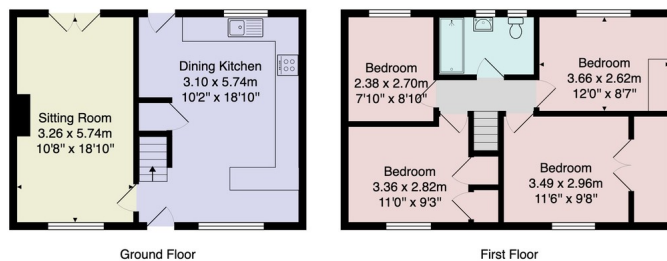
Outside there is a good sized front garden with patio ideal for garden furniture. At the rear there is a mature and good-sized garden with pleasant open aspects over the adjoining countryside. The vendors currently park to the rear of the property on a first come first served basis.

**Tenure** - Freehold

**Council Tax Band** - B







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