



VERITY
FREARSON

THE PADDOCK, CLAPHAM GREEN, HIGH BIRSTWITH, HARROGATE, HG3 2JD

OFFERS OVER £500,000

THE PADDOCK, CLAPHAM GREEN,

High Birstwith, Harrogate, HG3 2JD

A superb three-bedroom detached bungalow offering spacious accommodation with an attractive garden enjoying delightful views over the surrounding Nidderdale countryside in this superb position on the edge of the popular village of Birstwith.

This excellent property now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements but offers generous living space comprising a sitting and dining room, together with a kitchen, three double bedrooms, bathroom and en-suite shower room. A driveway provides parking and leads to a single garage and there are attractive gardens to the front and rear enjoying a delightful south-facing aspect with beautiful countryside views.

The property is located on the edge of this popular Nidderdale village, well served by excellent local amenities, including a pub, village shop, primary school, local sports clubs and regular bus service between Harrogate and Pateley Bridge. Offered for sale with no onward chain.



2 Reception Rooms · Kitchen

3 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Attractive Lawned Garden With Superb Views







ACCOMMODATION

ENTRANCE PORCH

Leads to -

RECEPTION HALL

With fitted cupboards.

SITTING ROOM

A large reception room with feature fireplace. Window to rear with superb countryside views and a glazed door leads to the garden.

DINING ROOM

Further reception room providing a dining area.

KITCHEN

For the range of fitted units and space for appliances. Space for dining table.

BEDROOM 1

A double bedroom with fitted wardrobes and dressing table.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

BEDROOM 2

A double bedroom with fitted wardrobe.

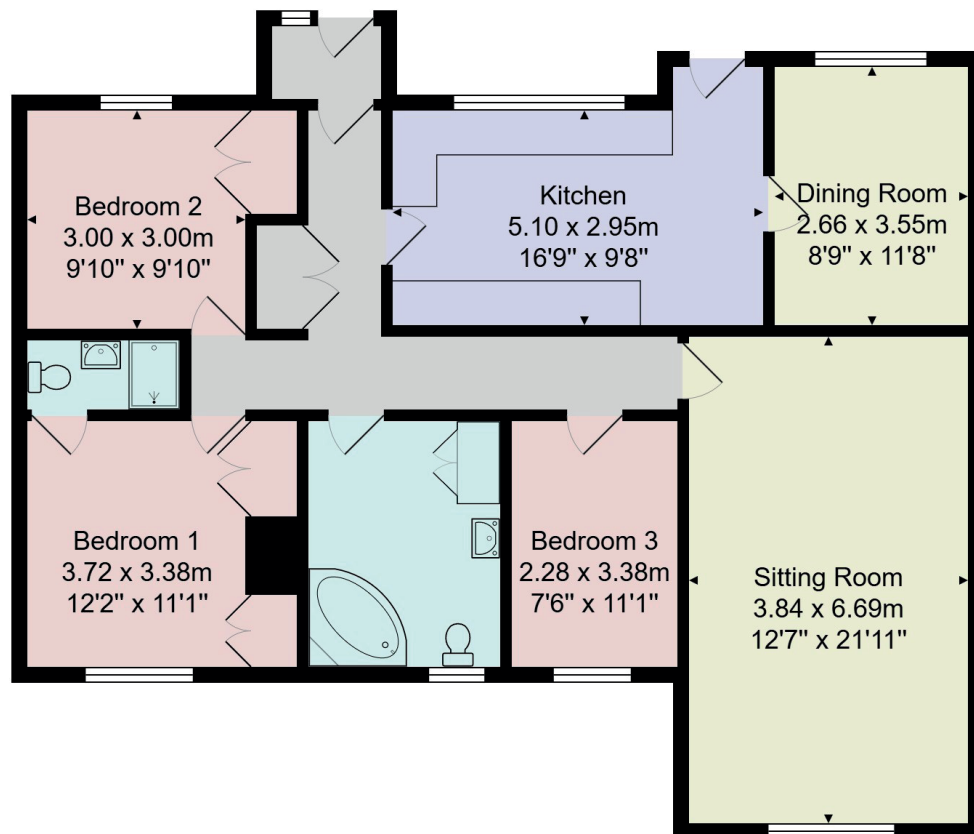
BEDROOM 3

A further good-sized bedroom.

BATHROOM

With WC, washbasin and corner bath.

FLOOR PLAN



Total Area: 111.5 m² ... 1200 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

A driveway provides parking and leads to a garage with light and power. Front garden with lawn and planted borders. To the rear, there is an attractive garden with lawn and patio, enjoying superb views over the surrounding countryside.

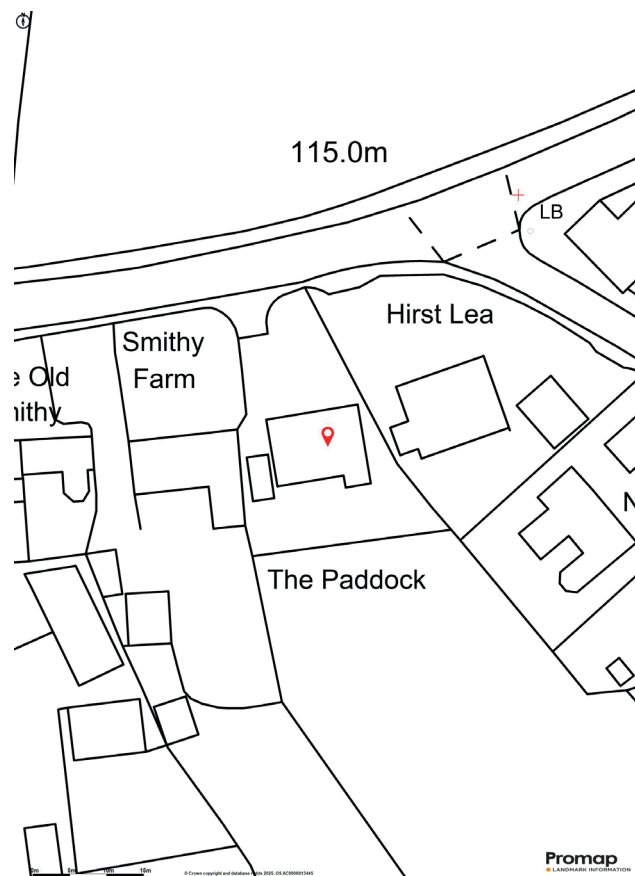
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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