



2 Birstwith Grange, Birstwith, Harrogate, Nort Yorkshire, HG3 3AH

£450,000

Guide Price

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A superb three-bedroom split-level detached house offering deceptively spacious and well-presented accommodation.

The property enjoys a very attractive position in the heart of this fashionable village and a particular feature is the mature, good-sized gardens and pleasant open aspects over adjoining countryside.

This individual home is situated in the centre 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. The property whilst offering generous accommodation, offers significant scope for extension subject to the usual consents. Sure to appeal to a range of buyers, an early internal viewing is strongly recommended to appreciate the size and location of this delightful property.





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

GROUND FLOOR ENTRANCE HALL

With door leading to the integral garage.

WALK-IN STOREROOM

BEDROOMS

Two double bedrooms with built-in wardrobes.

BATHROOM

With bath, WC, washbasin and separate shower cubicle.

FIRST FLOOR LANDING

BEDROOM

A further double bedroom .

GENEROUS LIVING / DINING ROOM

With windows and doors leading to the rear garden. Log-burning stove. Opens to –

KITCHEN

Having a range of wall and base units, integrated appliances and breakfast bar.

CLOAKROOM

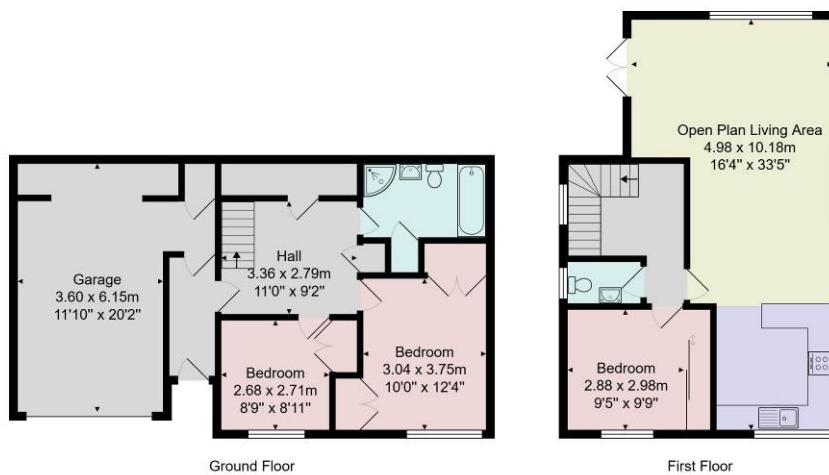
With WC and washbasin.

OUTSIDE

The property is situated on a good-sized corner plot. A driveway leads to a large integral double garage. A particular feature of the property is the generous gardens. The extensive gardens to the side and rear incorporate lawned areas, mature hedging and a small woodland area to the rear.

Tenure - Freehold

Council Tax Band - E



Total Area: 134.2 m² ... 1445 ft²
 All measurements are approximate and for display purposes only.
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