



10 Brackenwell Lane, North Rigton, Leeds, LS17 0DG

£400,000

Offers Over

10 Brackenwell Lane, North Rigton, Leeds, LS17 0DG

A beautifully presented three-bedroomed stone-built semi-detached village property.

This excellent home has a stunning modern open-plan living kitchen with bi-folding doors leading to the garden, plus a separate sitting room, three bedrooms and modern bathroom. There is a driveway providing off-road parking and attractive lawned gardens to front and rear. The property enjoys a quiet position within this sought-after village, with attractive views to the front and open aspect to the rear over an adjoining field.

North Rigton is a well-served, popular village, with easy access to many amenities in the nearby villages of Huby and Pannal, and is just a short drive from Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

Oak flooring and central heating radiator.

SITTING ROOM

A spacious reception room with windows to front and central heating radiator. Multi-fuel stove.

LIVING KITCHEN

A spacious open-plan living kitchen with a good-sized sitting and dining area, and bi-folding doors leading to the garden. Oak flooring, central heating radiator and window to rear. The kitchen comprises a range of modern wall and base units, work surfaces and breakfast bar. Induction hob with extractor above, integrated electric double oven, fridge / freezer and dishwasher.

UTILITY ROOM

A useful room for storage, with work surfaces having inset sink, space for washing machine and tumble dryer. Window to front and glazed door to side.

CLOAKROOM

With low-flush WC and washbasin. Heated towel rail.

FIRST FLOOR

BEDROOM 1

Window to front, central heating radiator and fitted wardrobes.

BEDROOM 2

Window to rear and central heating radiator.

BEDROOM 3

Window to front and central heating radiator.

BATHROOM

Modern white suite comprising low-flush WC, washbasin set within a vanity unit, and bath with shower above. Window to rear, heated towel rail and tiled floor with under-floor heating.

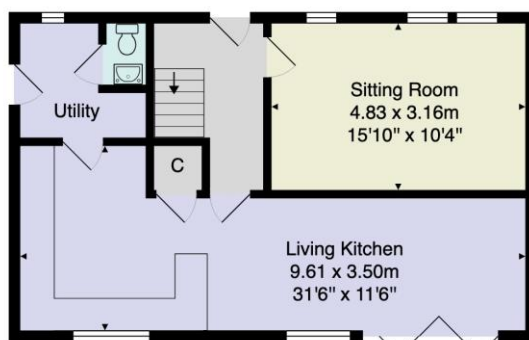
OUTSIDE

Driveway to front providing off-road parking. Lawned gardens to front and rear with planted borders and open aspect to the rear over an adjoining field.

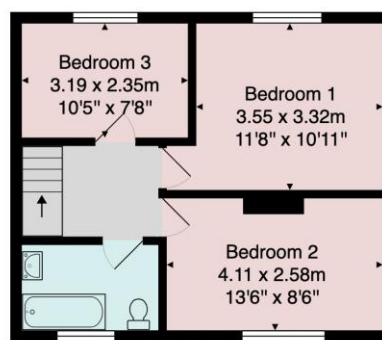
Tenure - Freehold

Council Tax Band - C





Ground Floor



First Floor

Total Area: 96.0 m² ... 1034 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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