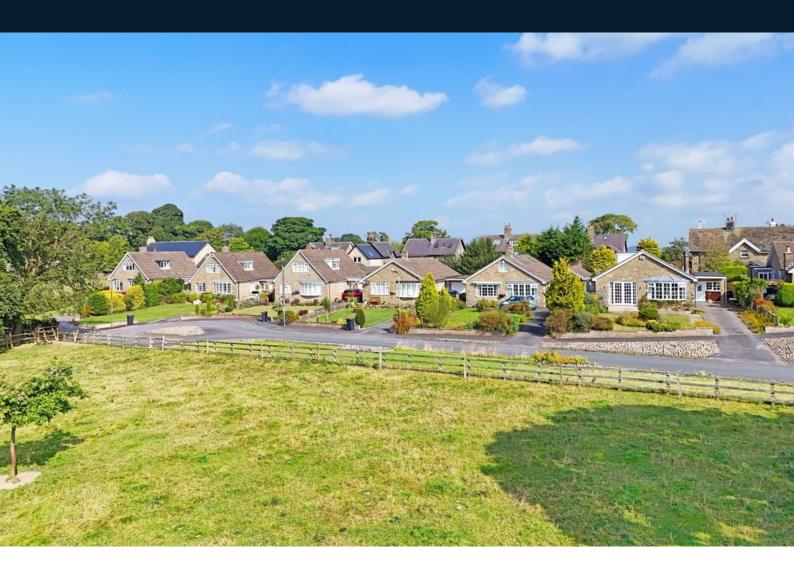
THE HARROGATE ESTATE AGENT



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4 Valley View, Burnt Yates, Harrogate, North Yorkshire, HG3 3HG





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4 Valley View, Burnt Yates, Harrogate, North Yorkshire, HG3 3HG

An individual three / four-bedroom detached bungalow enjoying an attractive position with stunning countryside views, forming part of this delightful cul-de-sac in this popular Nidderdale village.

This superb home offers deceptively generous and flexible accommodation arranged over two levels, appointed to a good standard throughout.

Burnt Yates is a popular village with a church and cricket club. There are pleasant countryside walks, and the nearby village of Birstwith offers wider amenities including a pub, shop and doctor's surgery. An early internal viewing is essential to appreciate the well-presented accommodation.











In brief, the accommodation comprises -

GROUND FLOOR ENTRANCE HALL With uPVC entrance door to side.

SUPERB LOUNGE With bay window to front and log-burner. Opening to –

DINING KITCHEN

Dining area with patio doors to front and door leading to the sunroom. The kitchen area has an excellent range of wall and base units, breakfast bar and fitted appliances.

BEDROOM 1 Window to rear. Built-in wardrobes.

EN-SUITE SHOWER ROOM

BEDROOM 2 Window to rear. Built-in wardrobes.

BATHROOM Three-piece white suite.

STUDY With stairs leading to the first floor.

FIRST FLOOR

BEDROOM 3 Dormer and Velux windows, eaves storage and built-in wardrobes.

OFFICE AREA Velux window and built-in cupboard.

BATHROOM

With roll-top bath, low-flush WC and washbasin.

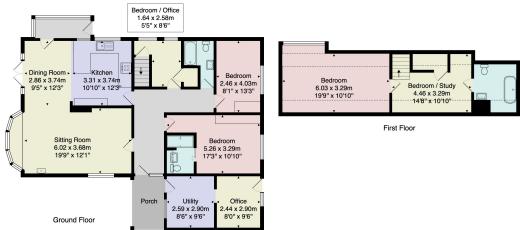
OUTSIDE

A long driveway provides extensive off-road parking. There is also a separate utility room / boot room. Attractive enclosed garden with shaped lawn, patio and mature planting.

Tenure - Freehold

Council Tax Band - E





Total Area: 170.2 m² ... 1832 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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