



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

**£500,000**

Guide Price



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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.

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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 m<sup>2</sup> ... 1832 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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