



Grainbeck Cottage, 2 Wayside, Wreaks Road, Birstwith, HG3 2NJ

£330,000

Grainbeck Cottage, 2 Wayside, Wreaks Road, Birstwith, HG3 2NJ

A charming double-fronted stone-built cottage enjoying an enviable position in the heart of the fashionable village of Birstwith.

This superb three-bedroom cottage provides spacious accommodation with three reception rooms, a fitted kitchen, three bedrooms and modern bathroom.

The property is situated in this delightful and quiet position in the heart of the popular village of Birstwith which is well served by excellent village amenities including village shop, public house, primary school, local sports clubs and a regular bus service which runs between Harrogate and Pateley Bridge.





GROUND FLOOR

ENTRANCE HALL

FAMILY ROOM

With a wood burning stove. Window to front.

DINING ROOM

A further reception room providing a dining area. Window to side.

LIVING ROOM

A large third reception room with fireplace with wood burning stove. Window to front and side.

KITCHEN

Range of wall and base units, gas hob and double oven. Tiled flooring, central heating boiler. Door to rear garden.

LOWER GROUND FLOOR

Basement room.

FIRST FLOOR

BEDROOM 1

A large double bedrooms. Built-in wardrobes, window to front.

BEDROOM 2

A further good sized bedrooms. Window to front.

BEDROOM 3

A further bedroom. Window to side.

BATHROOM

Three-piece suite incorporating bath, wash basin, low- flush WC and separate shower cubicle. Window to rear.

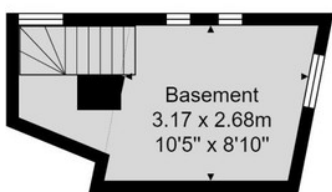
OUTSIDE

Good-sized patio garden to rear.

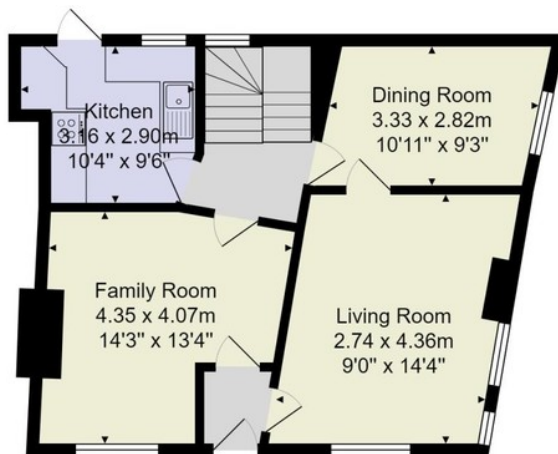
Tenure - Freehold

Council Tax Band - C

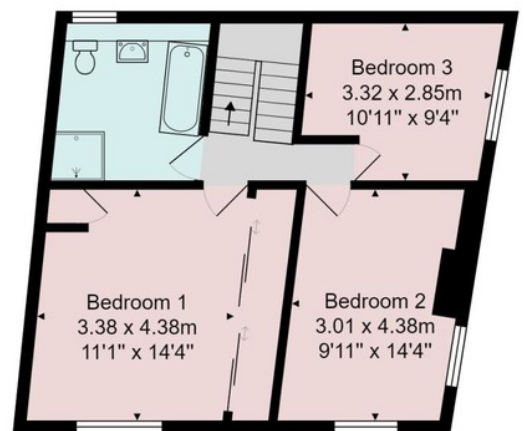




Lower Ground Floor



Ground Floor



First Floor

Total Area: 118.1 m² ... 1271 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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