



VERITY
FREARSON

6 PYE LANE, BURNT YATES, HG3 3EH

£495,000

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Burnt Yates, HG3 3EH

A spacious three-bedroom detached bungalow occupying a delightful position with superb views over the surrounding countryside. The property is located within a few minutes' drive of the excellent village amenities of Ripley, Birstwith and Hampsthwaite, and is just a short distance from Harrogate town centre.

This well-planned home offers generous living space including two reception rooms, a kitchen, three bedrooms, a bathroom, and cloakroom. Outside, a driveway provides ample parking and leads to a large double garage with useful storage and utility space. There is also an attractive rear garden with lawn and patio, ideal for enjoying the stunning setting.



Kitchen · Sitting Room · Dining Room · Cloakroom

3 Bedrooms · Bathroom

Ample Off-Road Parking · Double Garage · Utility · Garden







ACCOMMODATION

SITTING ROOM

A large reception room with bay window to the front and further window to the side. Fireplace with open fire.

DINING ROOM

A further reception room, open plan to the kitchen.

KITCHEN

Fitted with a range of wall and base units with electric hob, integrated oven and fridge/freezer.

BEDROOM ONE

A double bedroom with bay window.

BEDROOM TWO

A further double bedroom with window overlooking the garden and fitted wardrobes.

BEDROOM THREE

A further bedroom.

CLOAKROOM

With WC and basin.

BATHROOM

With WC, basin, bidet, shower, and bath. Fitted cupboard.

LOFT

Fully boarded, carpeted and with cupboards.

FLOOR PLAN



Total Area: 132.1 m² ... 1422 ft² (excluding garage, utility, loft)

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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Outside

A driveway provides ample parking and leads to a large double garage with light, power, and electric door. Within the garage there are useful store cupboards and a utility room with fitted units, worktop and sink, and space and plumbing for a washing machine. There is an attractive rear garden with lawn and patio.

Services

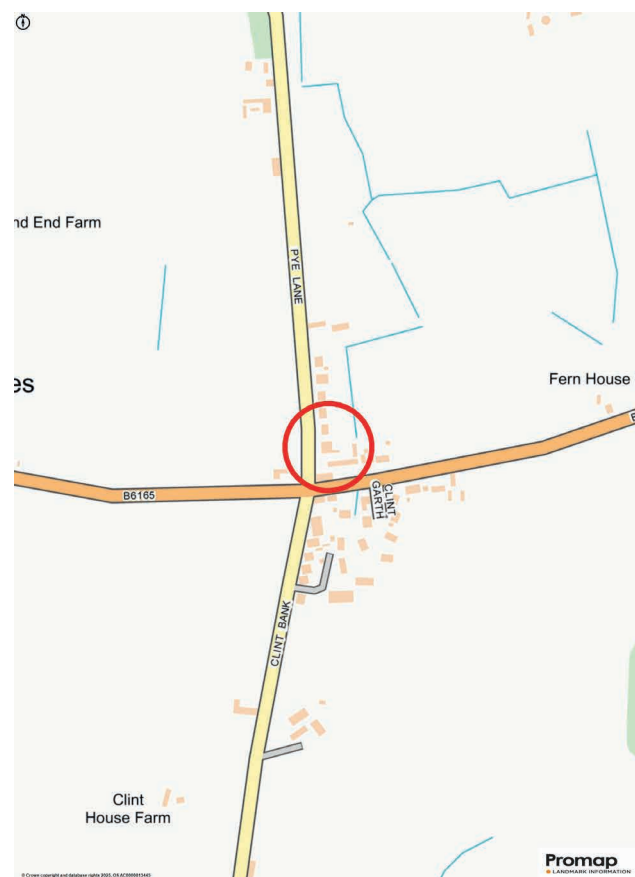
All mains services connected.

Tenure

Freehold

Council Tax Band - F

EPC - E



Harrogate

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