



**Kingswood, 12a Nidd Rise, Birstwith, Harrogate, HG3 3AP**

**£495,000**



## Kingswood, 12a Nidd Rise, Birstwith, Harrogate, HG3 3AP

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A rare opportunity to purchase a superb two bedroomed detached bungalow within the popular village of Birstwith. The property offers spacious accommodation and a large garden with delightful views over the river Nidd and countryside beyond.

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This excellent property provides generous living space comprising of a sitting room, dining room, kitchen/diner, two double bedrooms, bathroom and additional shower room. A particular feature of the property is the large and attractive plot. The elevated position of Nidd Rise affords number 12A and just a few other properties panoramic and uninterrupted views toward the river Nidd and beautiful countryside beyond. The bungalow is set back from the road by a lawned front garden with the south facing rear garden being of particularly generous proportions offering lawns, well -stocked planted borders, patio and greenhouse, and enjoys a delightful aspect. There is an opportunity to update and modernise some of the accommodation to suit individual requirements. Nidd Rise is a quiet residential street situated in the heart of this popular Nidderdale village well served by excellent local amenities including a pub, village shop, primary school, doctors' surgery, local sports clubs and regular bus service between Harrogate and Pateley Bridge. Offered for sale with no chain.







#### **SITTING ROOM**

A spacious reception room with fireplace and living flame gas fire. A large window overlooks the garden and delightful views beyond.

#### **DINING ROOM**

A further reception room. Fitted cabinets. Views over the garden and beyond.

#### **KITCHEN**

With a range of fitted units, gas hob, integrated double oven and space for appliances. Walk in pantry.

#### **UTILITY CUBOARD**

With plumbing for a washing machine.

#### **BEDROOM 1**

A large double bedroom with wardrobes and window overlooking the rear garden.

#### **BEDROOM 2**

A double bedroom with fitted wardrobes.

#### **BATHROOM**

With WC, basin and bath.

#### **SHOWER ROOM**

With WC, basin and shower.

#### **OUTSIDE**

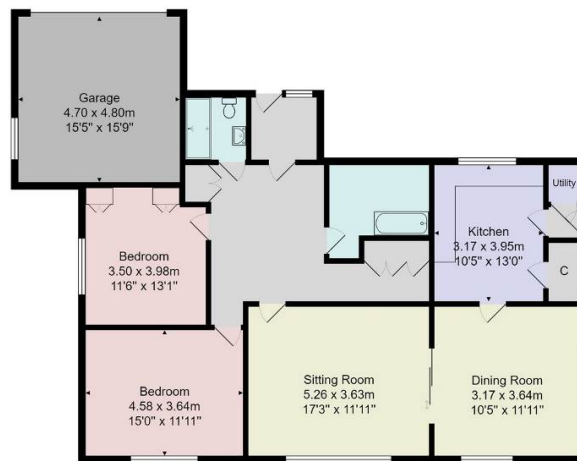
The property occupies a very large plot having a stunning rear garden enjoying delightful views over the surrounding countryside. A driveway to the front provides parking and leads to a double garage. The rear garden has a south facing aspect with lawn, well stocked planted borders, patio and enjoys stunning views towards the river Nidd and over the surrounding countryside.

**Tenure** - Freehold

**Council Tax Band** - F







Total Area: 150.3 m<sup>2</sup> ... 1618 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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