



8 The Square, Birstwith, Harrogate, North Yorkshire, HG3 2NL

£240,000

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A delightful two-bedroom cottage located in the sought-after village of Birstwith, six miles northwest of Harrogate.

Birstwith has many local amenities including shop, primary school, public house and church.

The property briefly comprises sitting room, dining room, study, kitchen, rear entrance / utility and bathroom. To the first floor there are two bedrooms.





GROUND FLOOR

SITTING ROOM

With window to front and central heating radiator below. Inglenook fireplace and cast-iron multi-fuel stove. Exposed beams and shelving.

DINING ROOM

With exposed beam to ceiling.

STUDY

A useful room with small window.

KITCHEN

Fitted with a range of wall and base units in cream to include gas hob with stainless-steel oven and extractor over, and integrated dishwasher. With travertine flooring.

REAR ENTRANCE / UTILITY

With travertine flooring, plumbing for washing machine and door to rear. Cupboard containing gas-fired combination boiler.

BATHROOM

Fitted with a white suite comprising panelled bath with shower over, washbasin and low-flush WC. Travertine flooring and recessed spotlights. Window.



FIRST FLOOR

LANDING

BEDROOM 1

With window with views to front over open countryside, feature fireplace and built-in wardrobe.

BEDROOM 2

With window and central heating radiator below.

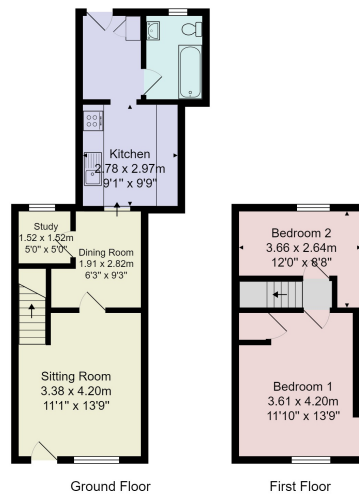
OUTSIDE

Forecourt garden to the front. Enclosed private garden to the rear.

Tenure - Freehold

Council Tax Band - C





Total Area: 69.0 m² ... 742 ft²

All measurements are approximate and for display purposes only.
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