



9 Brackenwell Lane, North Rigton, Leeds, LS17 0DG

£335,000

## 9 Brackenwell Lane, North Rigton, Leeds, LS17 0DG

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A beautifully presented two-bedroom village property with driveway, parking and attractive garden, situated in the heart of this popular village on the south side of Harrogate.

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This well-presented home provides generous accommodation comprising a large sitting room with wood-burning stove, a stylish kitchen with dining area, two double bedrooms and a modern bathroom. A drive to the front provides ample parking, and to the rear of the property there is an attractive garden with lawn and patio. In addition, there is a large timber garden shed / workshop which has been repurposed to be used as a garden room / dining room with wood-burning stove and WC.

The property is situated in a quiet position within the heart of this popular village, which is well served by the local pub and village primary school, church and village hall and surrounded by beautiful open countryside, with easy access to Harrogate and Leeds from the nearby Weeton railway station. Offered for sale with on onward chain.







## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A large reception room with windows to front and rear and wood-burning stove.

### **KITCHEN**

A modern fitted kitchen with a range of stylish wall and base units with worktop and breakfast bar. Electric hob, integrated oven, microwave, space and plumbing for fridge / freezer, washing machine and integrated dishwasher. Open plan to a dining / study area.

## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom with fitted wardrobe.

### **BEDROOM 2**

A further double bedroom with fitted cupboard and shelving.

### **BATHROOM**

A modern white suite comprising WC, washbasin and bath with shower above. Heated towel rail.

### **OUTSIDE**

A driveway to the front of the property provides generous parking space. To the rear there is an attractive garden with lawn, planted borders and paved sitting area. There is a large timber garden shed / workshop which has been repurposed as a garden room / dining room with wood-burning stove, fitted sink and WC.

### **AGENT'S NOTE**

The property has a modern oil-fired central heating system.

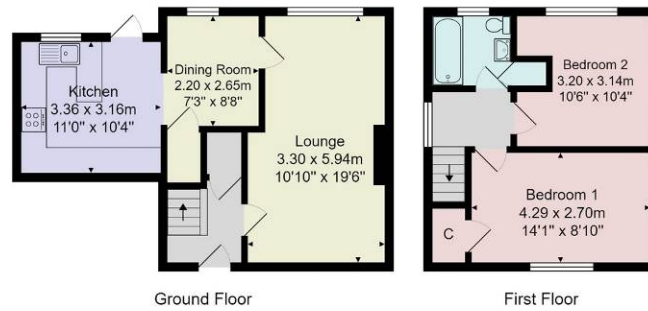
**Tenure** - Freehold

**Council Tax Band** - C

**EPC** - E







Total Area: 73.4 m<sup>2</sup> ... 790 ft<sup>2</sup>

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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