



Westminster Rise, Harrogate, HG3 1LZ

OFFERED FOR SALE WITH NO ONWARD CHAIN. This is a fantastic opportunity to purchase a substantial five bedroom detached family home, having undergone a programme of refurbishment to a very high standard by the current owner; resulting in a stylish, energy efficient home. The property is situated at the head of a select cul-de-sac with generous gardens to four sides and ample off road parking. The neighbouring village of Pannal offers access to a wide range of amenities to include primary school, post office, golf club and railway station.

The accommodation is presented to a very high standard, offering generous and flexible living space throughout and comprises: Reception hallway, guest WC, sitting room, study/playroom, a large breakfast kitchen with integrated appliances, Minerva Carrara manmade worktops and two sets of French doors opening to the rear garden; a dining area is open plan to the kitchen, again with double doors leading to the garden, utility room with access to the garage. The first floor landing serves the main bedroom suite with double doors opening to a walk-in dressing room and luxury en-suite shower room with twin sinks, four further bedrooms (three of which are doubles) and a luxury bathroom.

To the outside, a driveway provides ample off-road parking and leads to a large integral garage. The property also has the benefit of generous lawn gardens to four sides, a patio seating area and a rear gateway which opens to Malthouse Lane and pathway Pannal.

We strongly recommend an early viewing to fully appreciate the location and accommodation on offer.

Guide Price £900,000

HUNTERS[®]
EXCLUSIVE

Council Tax: F

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DESCRIPTION

Entrance Hall

Access via composite entrance door, radiator, stairs to first floor, inset ceiling spot lights, doors to:

Sitting Room

16'9" x 12'11"

UPVC double glazed window to front elevation, radiator, TV point, feature fire place.

Kitchen

24'4" x 10'5"

Quality modern range of wall and base units with Minerva Carrara manmade worktops over, inset sink unit with mixer hose tap, inset ceramic hob with extractor hood over and electric built in oven, integrated fridge freezer and dishwasher. Breakfast bar, UPVC windows and French doors to rear garden, UPVC bi-fold doors to rear patio, inset ceiling spot lights, through to:

Dining Room

10'11" x 10'5"

UPVC double glazed French doors to rear gardens, door to:

Utility Room

10'7" x 6'7"

Plumbing and space for washing machine, space for tumble dryer, UPVC double glazed window and door to rear garden, door to:

Garage

16'11" x 8'5"

Up and over door, UPVC double glazed window to side elevation, power and light laid on.

Family Room

16'4" x 8'9"

UPVC double glazed window to front elevation, radiator.

First Floor Landing

Loft access, airing cupboard, doors to:

Bedroom One

17'7" x 14'2"

Three UPVC double glazed windows to front and side elevations, radiator, doors to:

Dressing Area

10'9" x 7'6"

UPVC double glazed window to rear elevation, radiator.

Ensuite

9'8" x 8'3"

Quality modern suite comprising walk-in shower cubicle with mains shower over, low level WC, feature dual sinks with fitted units under, chrome heated towel rail, inset ceiling spot lights, UPVC double glazed window to rear elevation.

Bedroom Two

13'1" x 11'6"

UPVC double glazed window to front elevation, radiator.

Bedroom Three

12'2" x 9'10"

UPVC double glazed window to rear elevation, radiator.

Bedroom Four

11'6" x 9'4"

UPVC double glazed window to front elevation, radiator, fitted wardrobes.

Bedroom Five

8'7" x 8'3"

UPVC double glazed window to rear elevation, radiator.

Bathroom

Modern white suite comprising panel bath

with mains shower over and glazed screen, low level WC, wash hand basin, built in suite, tiled floor and walls, inset ceiling spot lights,, UPVC double glazed window to rear elevation.

Outside

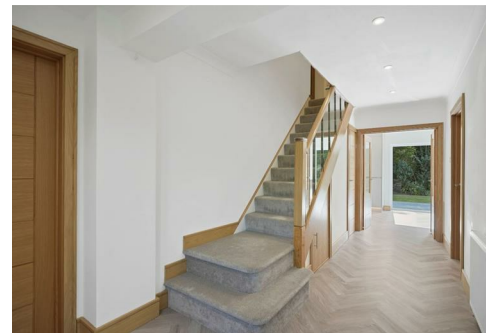
The property is surrounded by mature attractive gardens. A drive way provides ample off street parking and leads to garage.

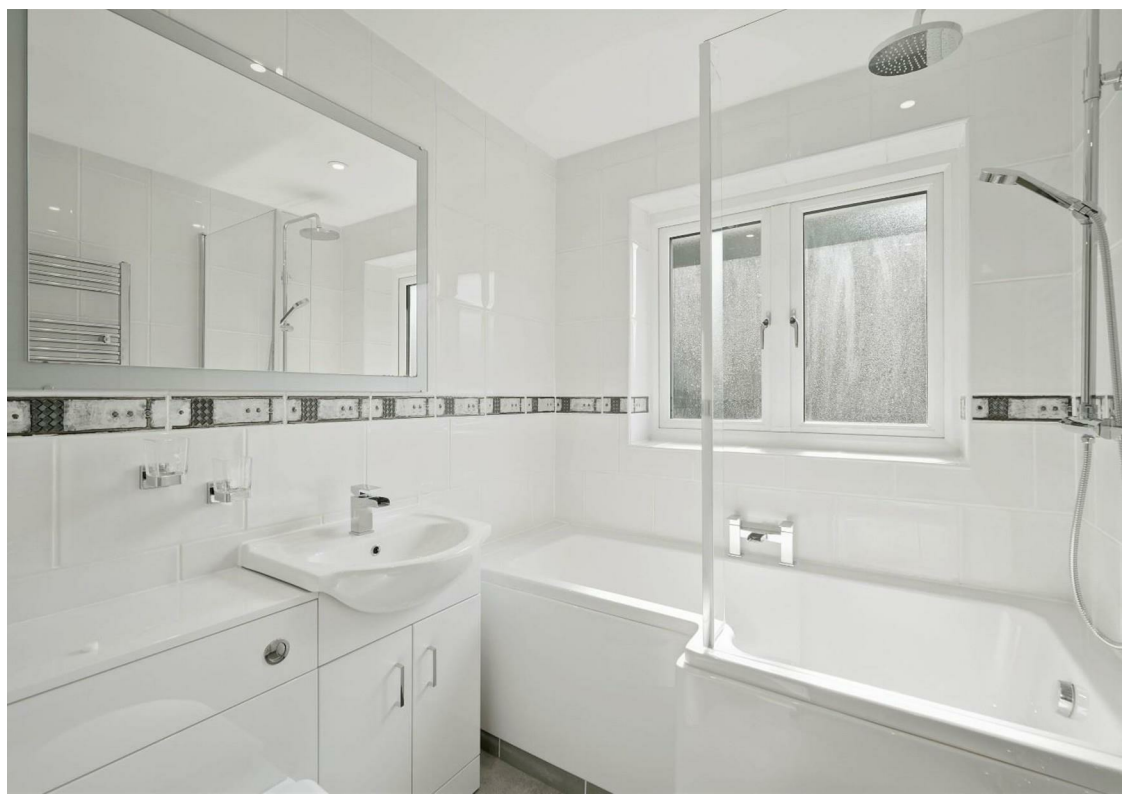
EPC

Environmental impact as this property produces 5.5 tonnes of CO.2

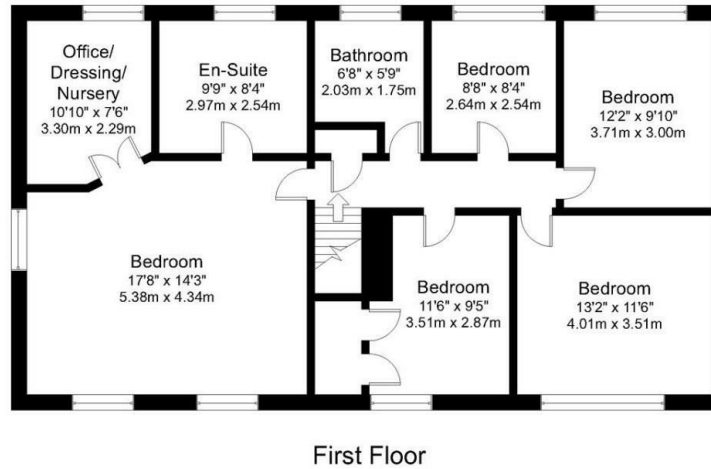
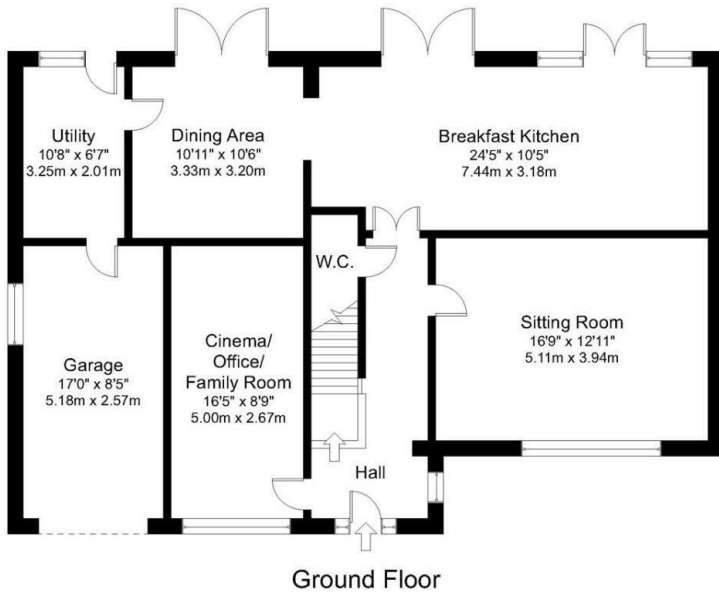
Material Information

Tenure Type; Freehold
Council Tax Banding; F



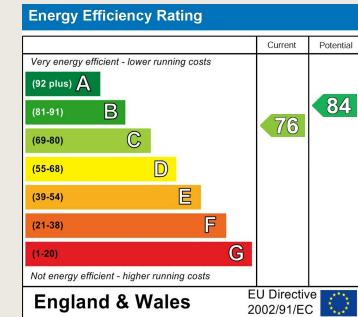


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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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