



Glasshouses, Nidderdale, HG3 5QY

- EXTENSIVE 5-6 BED BUNGALOW WITH LARGE PLOT/ GARDENS
- Five double bedrooms
- Three bathrooms
- Double garage
- Attached self contained annex if desired
- Opportunity to extend / develop SSTP
- Two/ three reception
- Ideal for a large family
- Stunning Nidderdale village location
- Council Tax Band G

HUNTERS[®]
EXCLUSIVE

Offers Over £650,000

Glasshouses, Nidderdale, Harrogate, HG3 5QY

DESCRIPTION

LARGE PLOT WITH WITH APPROX THREE QUARTER ACRE OF GARDENS. A rare opportunity to purchase this magnificent five bedroom detached Bungalow in the picturesque village of Glasshouses. Occupying over 1900 square foot, the property is spacious throughout and now requires some modernisation. The west wing of the Bungalow features an attached self contained one bedroom annex ideal for a family member wishing to have their own space with private lounge, kitchen and bathroom. Alternatively there is scope to expand to a sixth bedroom or third reception room. The extensive gardens offer an opportunity to build, subject to planning consent, with the easy access to the rear.

With gas central heating a UPVC double glazing, the accommodation comprises: Entrance into the hallway with doors to the kitchen with ample cabinetry and door to the rear patio. The generous lounge benefits from a double aspect with sliding doors, feature fireplace, and adjoins the dining room with door to the rear patio.

Bedroom one is a generous double bedroom with dual aspect featuring built in wardrobes and en-suite shower room. A further three double bedrooms and the family bathroom are accessed from the hallway. A generous utility room with plumbing and sink provides access to the one bedroom self contained annex which comprises a separate kitchen, shower room, lounge and bedroom. The annex benefits from it's own entrance into the lounge and garden access from the bedroom.

Outside to the front, the property features a paved driveway with ample parking leading to the attached double garage. To the front and rear, stunning gardens with mature trees and shrubs surround the property. The rear garden is approximately three quarters of an acre and mainly laid to lawn with a patio and pergola. The extensive gardens provide an opportunity to extend the main property if desired or develop with the correct planning consents as there is sufficient access from the road.





Waterford House, Glasshouses, Harrogate, HG3 5QY
 Approximate Gross Internal Area
 Main House = 179 Sq M/1926 Sq Ft
 Double Garage = 29 Sq M/312 Sq Ft
 Total = 208 Sq M/2238 Sq Ft

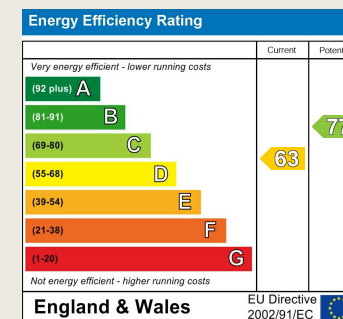


Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

01423 536222

Regents House, 13-15 Albert Street, Harrogate,
 HG1 1JX

harrogate@hunters.com

EPC

Energy rating D

The property produces 8.8 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: G