



**3 WEST HOUSE GARDENS  
BIRTWITH**

**£750,000**  
**CHAIN FREE**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A four bedroom, three bathroom, detached property, forming part of a bespoke selection of new build homes. The property offers modern living in a long-standing and idyllic village community.

Birstwith sits proudly within the Nidderdale Valley and is therefore surrounded by panoramic views of vibrant green fields, wildlife and the River Nidd. With spectacular scenery all around, yet just a short drive from Harrogate and Pateley Bridge, Birstwith has the best of both worlds.

From the stunning Italian porcelain tiles in the hallway and kitchen, to bespoke timber windows and fully tiled Vessini bathrooms, the property has the highest quality specifications and a focus on combining beauty with practicality. The property has underfloor heating throughout the ground floor.

The accommodation comprises: Entrance hall, living Room, large open plan kitchen/dining room with a large island, range cooker and integrated appliances, utility room, study and wc. To the first floor there are four bedrooms, two with en-suite facilities and a house bathroom.

**4 BEDROOMS**

**2 RECEPTION ROOMS**

**3 BATHROOMS**

**COUNCIL TAX: C**

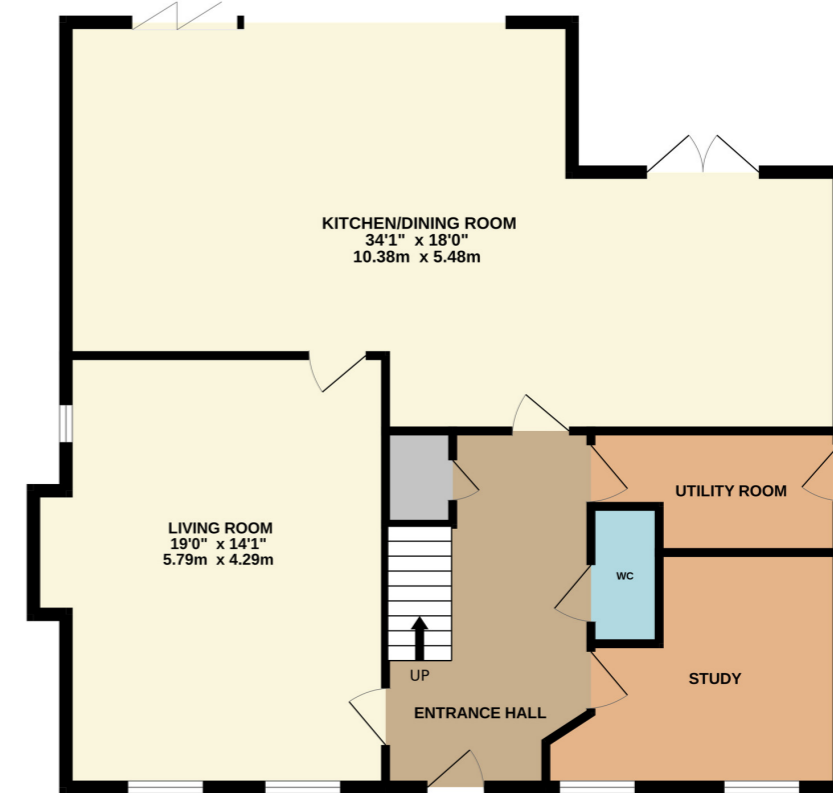
**ENERGY RATING: B**

**TENURE: FREEHOLD**

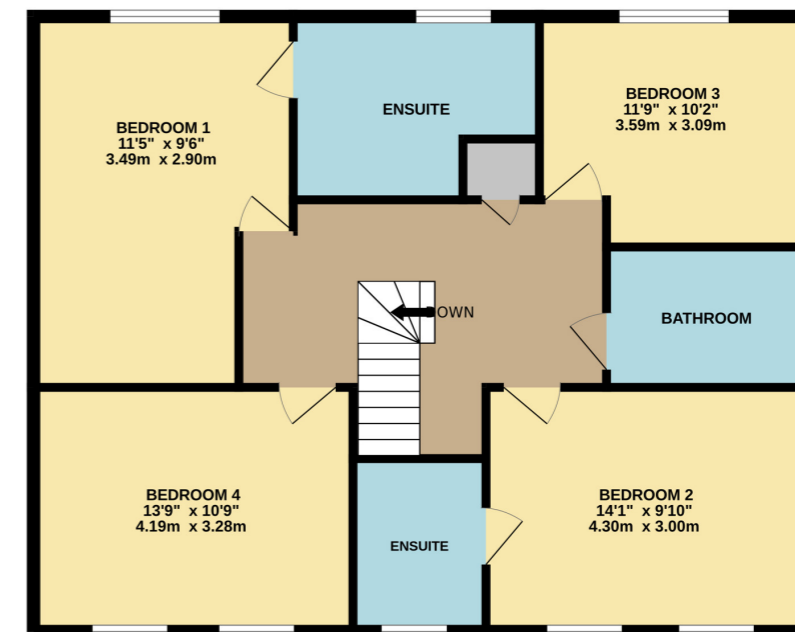
**ESTATE CHARGE 2024: £408.64**



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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**OUTSIDE**

To the front of the property is a path and grassed area and a driveway leading to...

**Double Garage** **20' x 10'2"**

To the rear of the property are enclosed gardens with paved patio, lawn and timber boundary fencing.

**DIRECTIONS - HG3 3DY**

From Harrogate take the A59 Skipton Road. Turn right onto Rowden Lane to Hampsthwaite. At the T-junction turn right onto High Street and bear left onto Elton Lane towards Birstwith. Turn right onto Wreaks Road, in turn becoming Clint Bank where West House Gardens is on the left.

APPROXIMATE DISTANCES	
Harrogate Centre	4.5 miles
Railway Station	4.5 miles
Bus Route	120 metres
Airport	16 miles



**INSIDE**

**GROUND FLOOR**

- Entrance Hall
- Cloakroom with wc
- Living Room 19' x 14'1"
- Kitchen/Dining Room 34'1" x 18'
- Study
- Utility Room





## FIRST FLOOR

Landing

Master Bedroom

16'4" x 11'5"

En-suite Shower Room

Bedroom Two

14'1" x 9'10"

En-suite Shower Room

Bedroom Three

11'9" x 10'2"

Bedroom Four

13'9" x 10'9"

Bathroom

