

3 WEST HOUSE GARDENS
BIRSTWITH
HG3 3DY



NICHOLLS
TYREMAN

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**A four bedroom, three bathroom, detached property,
forming part of a bespoke selection of new build homes**

Entrance Hall | Living Room | Kitchen/Dining Room | Utility Room | Study | Cloakroom with wc

Four Bedrooms | Two En-suite Shower Rooms | House Bathroom

Gardens to Front & Rear | Double Garage

Council Tax: C | Energy Rating: B | Tenure: Freehold | Estate Charge 2024: £408.64

£750,000





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.

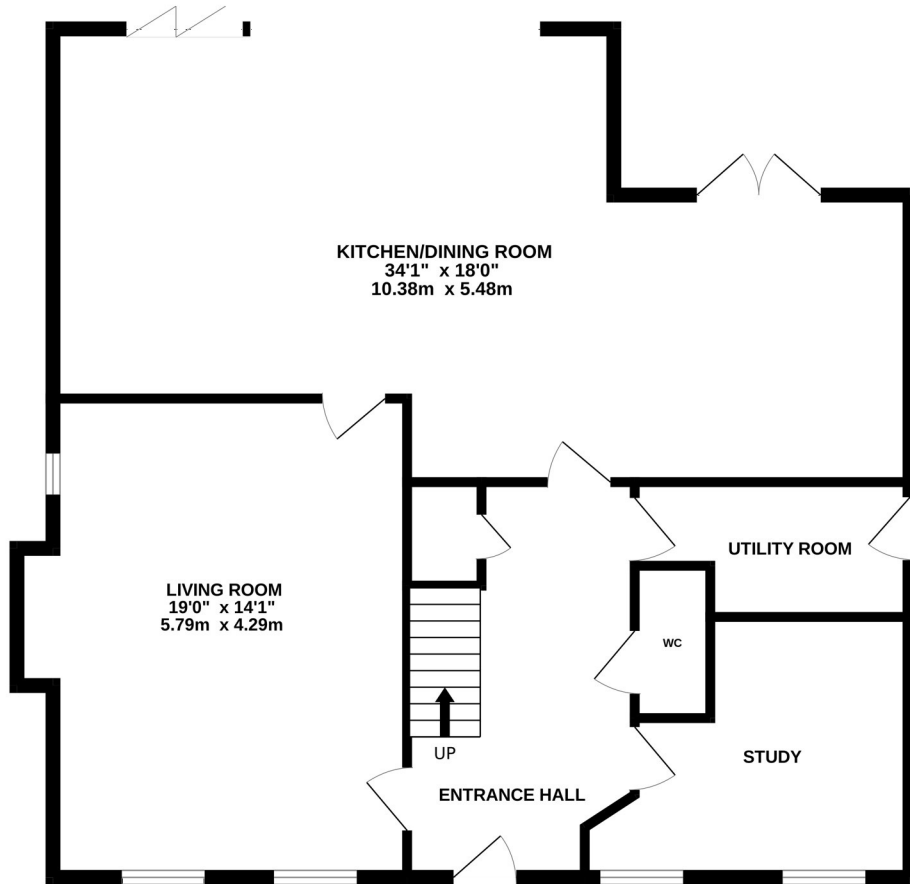


OUTSIDE

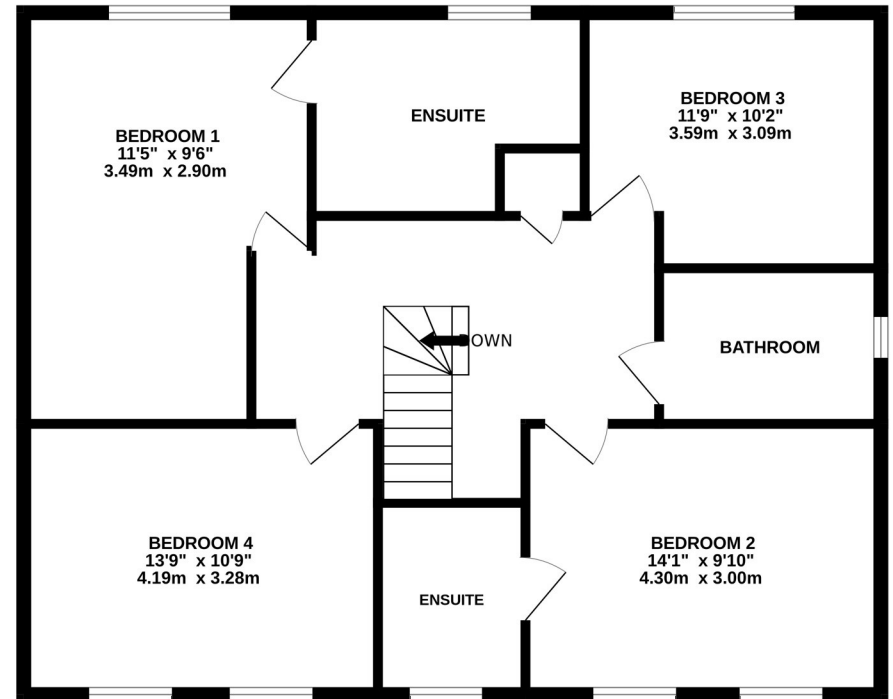
To the front of the property is a path, grassed area and a driveway leading to **Double Garage 20' x 10'2"**.

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

GROUND FLOOR



1ST FLOOR





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.

WWW.NICHOLLSTYREMAN.COM