



**13 WEST HOUSE GARDENS
BIRSTWITH**

**£650,000
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.

4 BEDROOMS

3 BATHROOMS

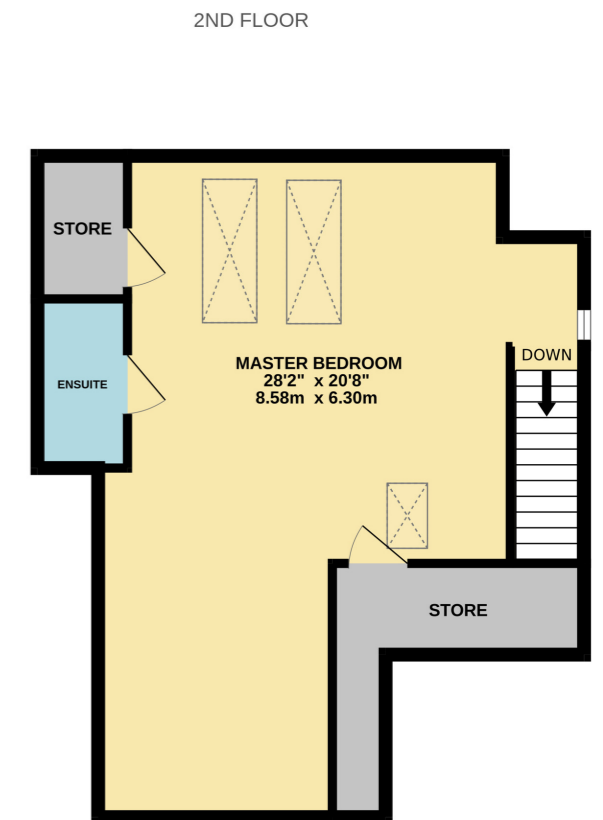
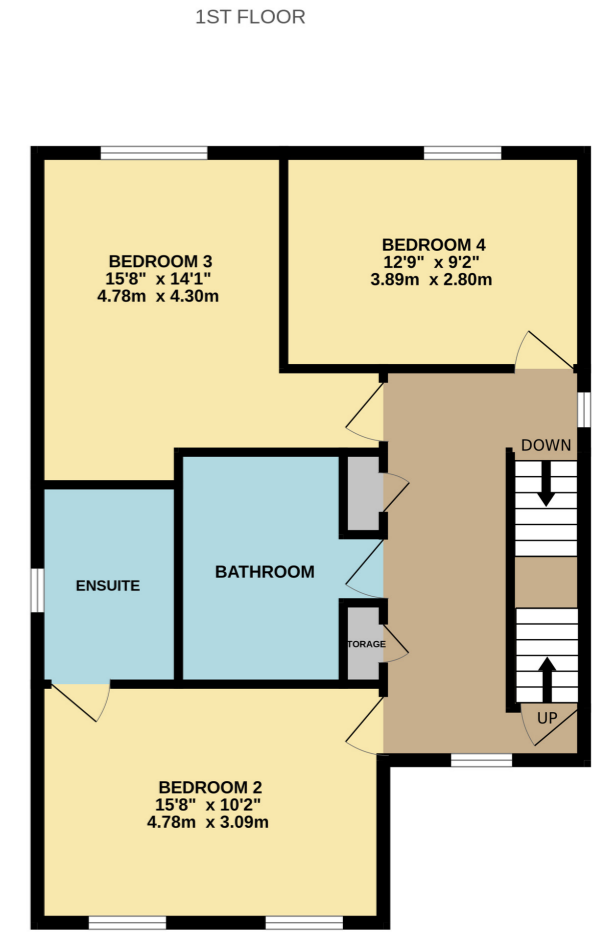
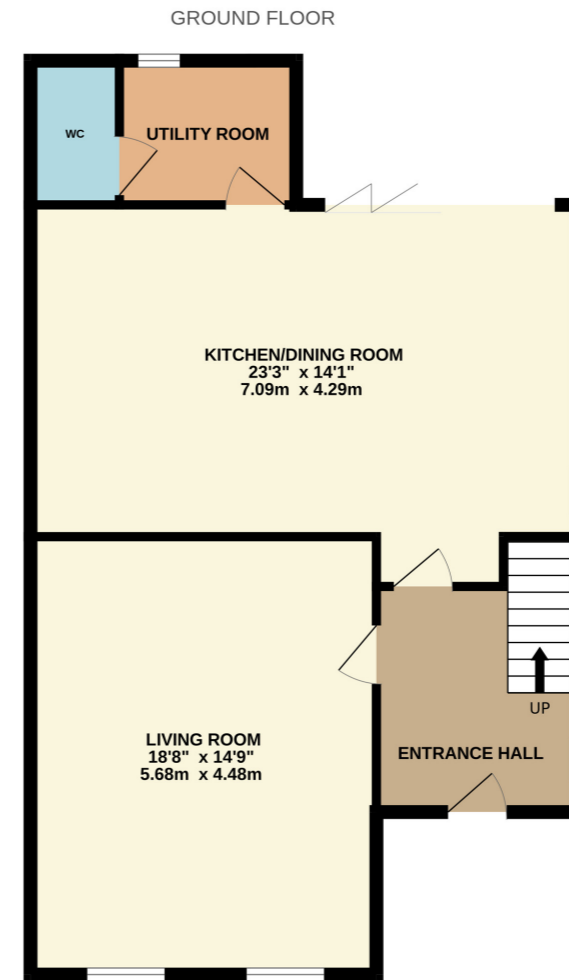
COUNCIL TAX: C

ENERGY RATING: B

TENURE: FREEHOLD

ESTATE CHARGE 2024: £401.54

The accommodation comprises: Entrance hall, living Room, large open plan kitchen/dining room with large island and integrated appliances, utility room and wc. To the first floor there are three bedrooms, en-suite and house bathroom and to the second floor the master bedroom with Cabrio Velux balcony windows, creating a unique walk-in feature, en-suite shower room, large dressing/sitting area and eaves storage.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024





OUTSIDE

To the front of the property is a paved and gravelled area and a driveway leading to the detached garage.

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

Living Room

18'8" x 14'9"

Kitchen/Dining Room

23'3" x 14'1"

Utility Room

Cloakroom with wc





FIRST FLOOR

- Landing
- Bedroom Two 15'8" x 10'2"
- En-suite Shower Room
- Bedroom Three 15'8" x 14'1"
- Bedroom Four 12'9" x 9'2"
- Bathroom

SECOND FLOOR

- Master Bedroom 28'2" x 20'8"
- En-suite Shower Room

