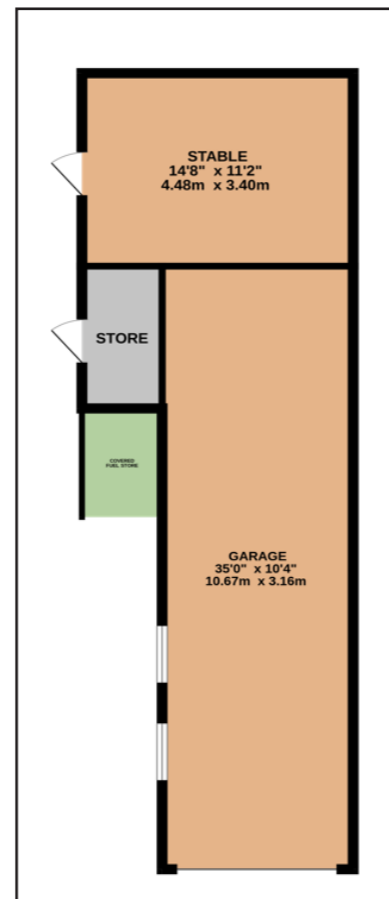
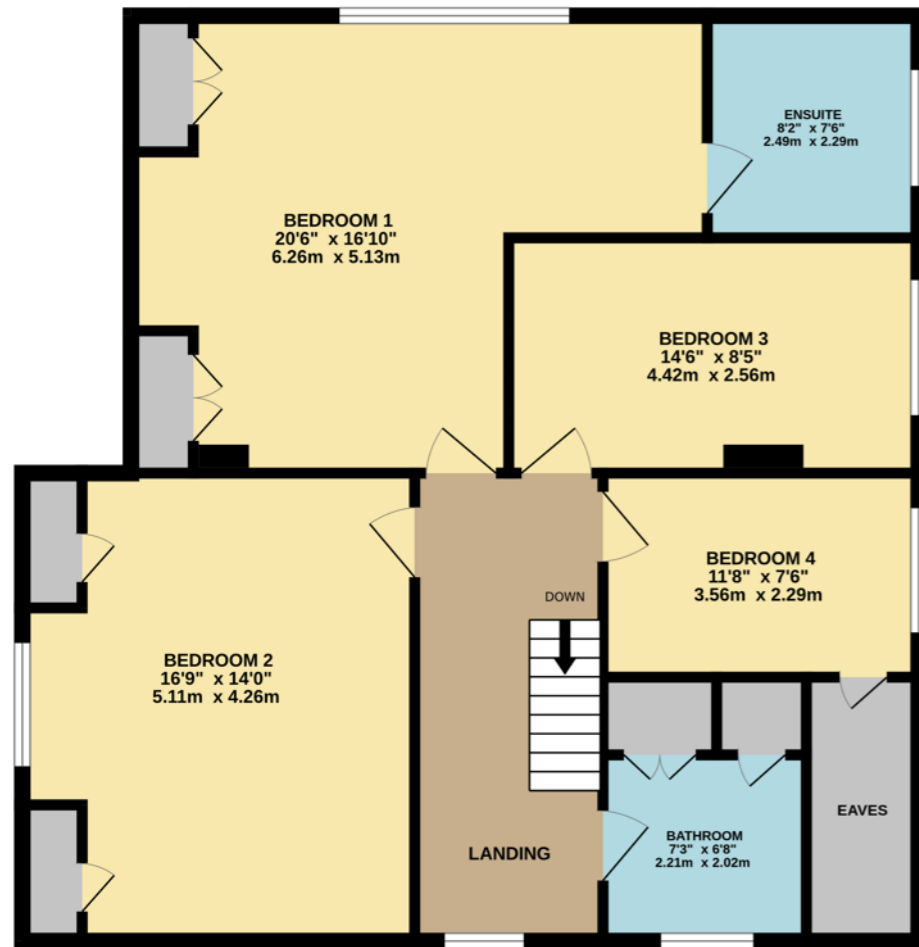


1ST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



**RYECROFT
BACK LANE, HIGH BIRSTWITH**

**£775,000
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.

An extremely rare opportunity to purchase this large, detached family property, now requiring modernisation and general reconfiguration, but offering vast potential.

The property has the benefit of double glazing and having extensive grounds with a range of useful outbuildings, adjoining open countryside. The property is located in this beautiful area of outstanding natural beauty, within easy reach of local villages with their amenities and Harrogate only a short distance away.

The accommodation comprises: Large entrance porch, leading to welcoming entrance hall, living room, sitting room, dining room, breakfast, kitchen with Aga and pantry, garden room, store room and ground floor cloakroom. The utility room and gardener's wc are accessed from outside.

4 BEDROOMS

4 RECEPTION ROOMS

2 BATHROOMS

COUNCIL TAX: G

ENERGY RATING: TBC

TENURE: FREEHOLD

To the first floor the principal bedroom has a large dressing area and en suite bathroom, there are three further bedrooms, house, bathroom and an eaves storeroom.



GROUND FLOOR
1602 sq.ft. (148.9 sq.m.) approx.





DIRECTIONS HG3 2JS

From Harrogate take the Skipton Road (A59) and turn right into White Wall Lane. At the T-junction turn right into Tang Lane where Back Lane is a turning on the left hand side.

APPROXIMATE DISTANCES

Town Centre	6 miles
Railway Station	6 miles
Bus Route	1,200 metres
Airport	14 miles



INSIDE

GROUND FLOOR

Entrance Hall	
Living Room	20' x 14'7"
Sitting Room	20' x 14'8"
Dining Room	16'8" x 14'8"
Kitchen	22' x 16'4"
Pantry	6'9" x 4'
Garden Room	12'2" x 7'6"
Cloakroom with wc	11'8" x 6'5"
Utility Room	8' x 8'
Gardener's wc	4' x 2'5"
Fuel Store	6'3" x 4'3"





FIRST FLOOR

Landing	
Bedroom One	20'6" x 16'10"
En Suite Shower Room	8'2" x 7'6"
Bedroom Two	16'9" x 14'
Bedroom Three	14'6" x 8'5"
Bedroom Four	11'8" x 7'6"
Bathroom	7'3" x 6'8"



OUTSIDE

To the front of the property are lawned gardens with flowering borders and driveway leading to...

DOUBLE TANDEM GARAGE	35' x 10'4"
STABLE	14'8" x 11'2"
STORE	8'3" x 5'6"
OIL STORE	6'4" x 5'6"

The utility room and gardener's wc are accessed from outside.

To the rear of the property are extensive lawned gardens with a flagged patio leading to further lawned garden and vegetable garden with steps leading to small orchard.

Agent's note

We are informed that the property has mains water, sewage and electricity.

