



T. 01937 582748
F. 01937 580571

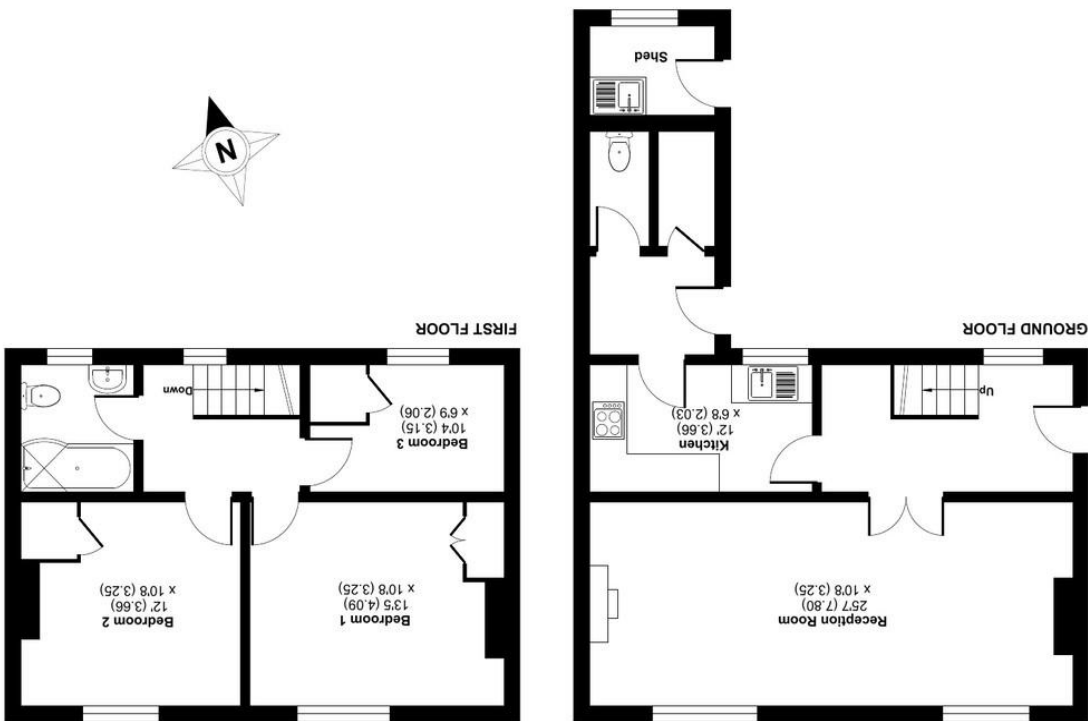
www.thomlinsons.co.uk
office@thomlinsons.co.uk

24 High Street | Wetherby | West Yorkshire | LS22 6LT

Important Notice 1. Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.

%epcGraph_c_1_195_r180%

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © rickcom 2025. REF: 1256898



Approximate Area = 997 sq ft / 92.6 sq m
For identification only - Not to scale

Kirkby Overblow, Harrogate, HG3



4 Wharfe View, Kirkby Overblow



Guide Price £340,000

4 Wharfe View, Kirkby Overblow, Harrogate, HG3 1HN

A spacious three bedroom semi-detached with NO ONWARD CHAIN. With far reaching views over open countryside and situated in the centre of this very popular village with accommodation as follows: Entrance Vestibule, Sitting Room, Kitchen, Three Bedrooms, Downstairs WC, Bathroom. To the outside lie good sized gardens to front and rear, outhouse for storage plus off street parking.

VIEWING ESSENTIAL | NO ONWARD CHAIN | THREE BEDROOMS | VILLAGE LOCATION | RURAL VIEWS | SPACIOUS

KIRBY OVERBLOW

The village is known for its strong sense of community and has a range of facilities including a highly regarded primary school, church, public house, children's playground and village tennis courts. A more extensive range of everyday facilities can be found in Harrogate and Wetherby – both within 6 miles distance. The village is conveniently located with nearby access onto Harrogate's southern bypass (A658) as well as the A61 to Leeds. Mainline railway stations in Leeds and York (connections are available from nearby Pannal station) provide InterCity services to London's Kings Cross and Leeds/Bradford Airport is within a 20-minute drive.

GROUND FLOOR

Front door to

ENTRANCE HALL

with coat hooks. Double French Door to:

LIVING ROOM

having antique pine fire surround real fire, tiled hearth and surround, two windows to front and radiator. TV point and telephone point.

KITCHEN

with range of beech effect fitted wall and base cupboards, black matt worktops, stainless steel sink and drainer, integrated stainless steel oven and hob with extractor over, integrated fridge and freezer and dishwasher, window, radiator.

DOWNSTAIRS

WC with low level wc

OUTHOUSE

for coal and storage

Stairs from hallway to

FIRST FLOOR

LANDING



BEDROOM ONE

with window to front, cupboard housing hot water cylinder, radiator.

BEDROOM TWO

with window to front, built in wardrobe with cupboard over, radiator.

BEDROOM THREE

with window to rear, built in cupboard, radiator.

BATHROOM

part tiled with white panelled bath and shower over, pedestal wash hand basin, toilet, stainless steel towel rail, window.

OUTSIDE

To the front is mainly laid to lawn, fully enclosed with patio sitting out area, whilst to the rear lies again a good sized fully enclosed private rear garden with outhouse for storage. Off street parking.

