





9 Broomfield, Birstwith

£350,000 Guide Price

VERITY FREARSON

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#DARINGTOBEDIFFERENT



A spacious and extended FIVE-bedroom, two bathroom, double-fronted home extending to over 1350 approx sqft, enjoying a delightful position in this popular Nidderdale village with pleasant open views across the adjoining countryside.

Outside, gardens to both the front and rear provide attractive outdoor space. To the front, a shaped lawn enjoys an outlook over the village green. The rear garden features a further lawn, paved seating areas and mature planting. An access road to the rear serves the garages, and the sellers currently park two cars on the verge behind the garden. The garage provides useful additional storage or parking and is situated on land rented from the council.

The village offers an appealing range of amenities, including a public house, village shop with Post Office, primary school, sports clubs, children's playground and bus service. Harrogate is approximately ten minutes away by car, providing a wider choice of shops, restaurants and other amenities. An early viewing is highly recommended to appreciate the scale, presentation and setting of this distinctive home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

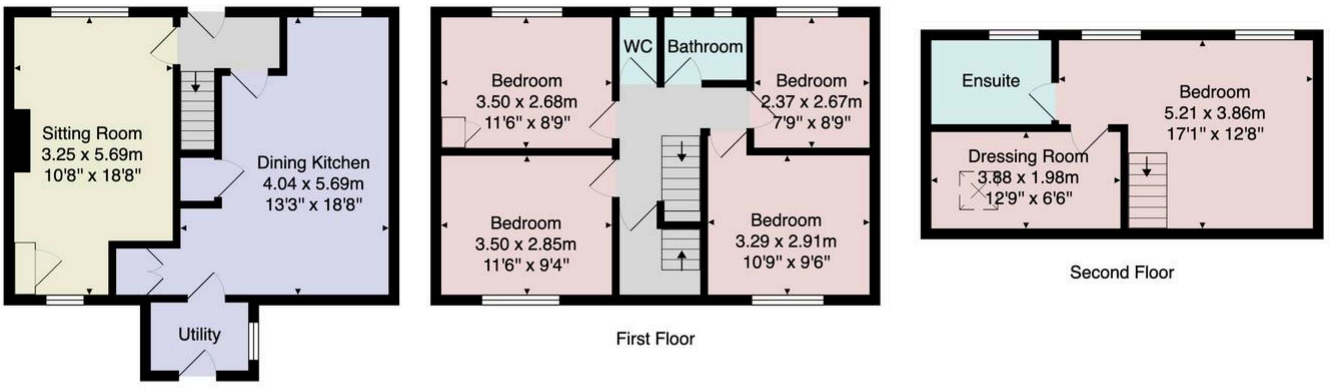
EPC Environmental Impact Rating: D



The generously proportioned accommodation is well presented throughout and begins with an entrance hall, where stairs rise to the first floor. The ground floor also includes a dining kitchen, separate utility room/porch and spacious living room featuring a wood-burning stove. On the first floor there are four good-sized bedrooms, a shower room and separate WC. The principal bedroom suite occupies the entire second floor, with a dressing room, shower room and distant views across open fields.







Total Area: 126.9 m² ... 1366 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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