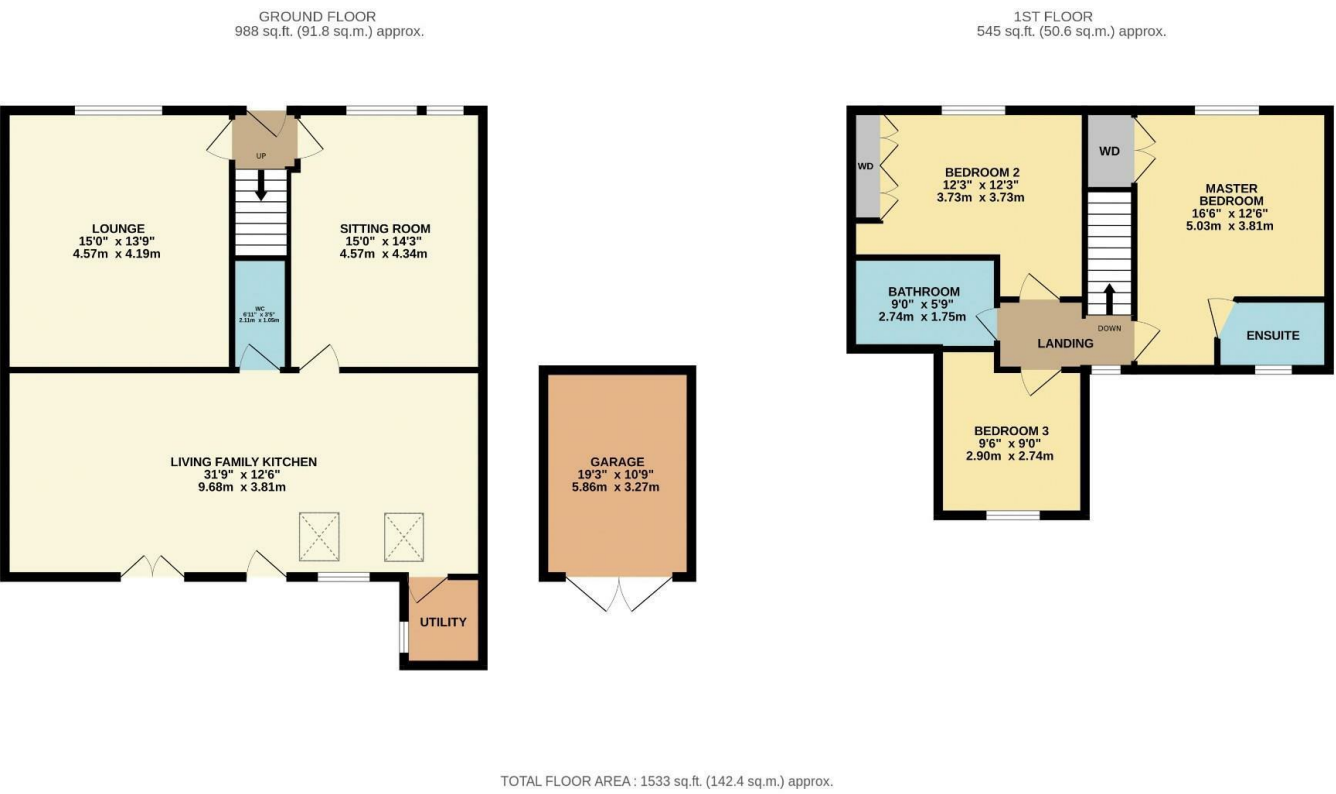
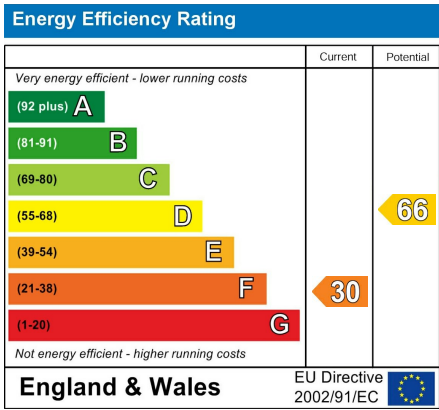


Floor Plan



Energy Performance Certificate



Directions

Proceed from Harrogate toward Bolton Abbey and turn left at Blubberhouses Church (by the Fewston Reservoir car park) and follow the signs into Timble. Proceed to Timble. Once in the village take the right fork where Snowden View is easily found on the left marked by a Hopkinsons for sale board.

Council Tax Band D Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£775,000

Snowden View, Timble, Otley, West Yorkshire, LS21 2NN

3 Bedroom Character Property - Semi Detached

Snowden View is the quintessential charming double fronted stone character cottage that offers stunning far reaching views, private feature garden with a home office, garage and three double bedrooms plus an en suite and house bathroom. Internal inspection strongly recommended.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

This stunning property, built in 1683, is Grade II listed in immaculate decorative order and offers well planned accommodation.

Entrance lobby, guest cloaks/wc, beautiful character lounge with wood burning stove, cosy sitting room with a feature Inglenook fireplace with inset Esse log burning stove.

A main feature of this stunning cottage is its 31'9" wide living family kitchen. it offers generous soft seating areas and dining plus a new Electric Aga set to a good range of storage cupboards. Double opening French doors open up to provide access into a beautiful cottage garden. There is a separate utility room with an updated Ideal combi boiler.

At first floor there are three double bedrooms including en suite bathroom and recently updated luxury bath, shower room.

To the front of the property there is a cottage garden, underground LPG tank, patio area with views across the valley. Rear garden with well stocked fruit trees and vegetable planters. There is also a patio for entertaining and a very useful home office 8'6" x 6'6" with electric light, power. To the rear there is shared vehicular access with hard standing for one car and a single garage 19'3" x 10'9" with light, power and water. There is also a useful store at the front that is used for log storage.

Snowden View is well situated for easy access to Harrogate, Ilkley, Skipton and Leeds Bradford Airport.

