PYE LANE

£475,000

ANDREW HILL

Pye Lane

6 Pye Lane, Burnt Yates, Harrogate, North Yorkshire, HG3 3EH

An exceptionally well proportioned detached bungalow with highly versatile 3 bedroom accommodation, enjoying an enviable position with superb picturesque views over the surrounding countryside.

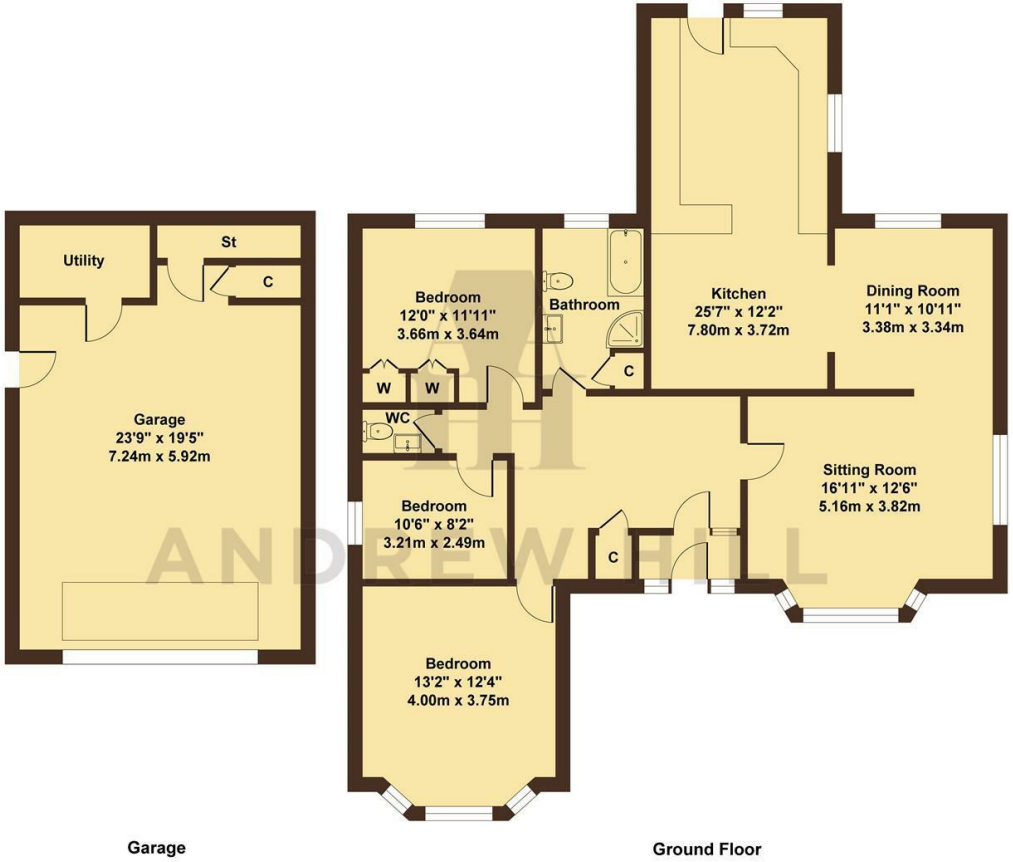
This imposing double fronted bungalow reveals a very spacious interior having been well maintained over the years and currently includes a reception hall, duel aspect sitting room with lovely views, dining room, 25' long kitchen fitted with solid wood fronted units and appliances, 3 bedrooms and bathroom. Large loft space.

Detached double garage with a utility room.

A wide drive provides excellent parking. Lawned front garden with stocked borders and paved patio. Enclosed lawned rear garden with further patio and made private by established hedging.

The bungalow is set amidst a good sized plot and boasts a wonderful outlook across the surrounding countryside. Burnt Yates is a small village within picturesque Nidderdale, an area of outstanding natural beauty. Neighboring Harrogate is only a short drive away and provides numerous shops and recreational facilities.

- Double Fronted Detached Bungalow
- 25' Long Oak Fitted Kitchen
- Stunning Views Over Countryside
- 3 Double Bedrooms
- Well Maintained Throughout
- Popular Nidderdale Vilage
- Large Sitting Room & Dining Room
- Exceptionally Spacious Accommodation
- Good Sized Plot



Services

Mains services except gas.
Oil central heating.
Sealed unit double glazing.
EPC rating E.
Council tax band F.

9 Princes Square, Harrogate, North Yorkshire, HG1 1ND
T: 01423 528528
E: hello@andrewhill.co
www.andrewhill.co

ANDREW HILL