Harrison Robinson

Estate Agents

Rose Cottage Briggate, Nesfield, LS29 0BS

£275,000

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GROUND FLOOR

Entrance Porch
A timber door with decorative glazed panel opens into an entrance porch with two, timber framed windows, carpeted flooring and a glazed timber door leading into the living room.

Living Room
18'2" x 9'8" (5.56 x 2.97)
A lovely spacious room with an attractive log burning stove set on a stone hearth in a stone surround with timber mantle over. Mullion leaded windows to the front elevation and a double glazed window to the side, with deep windowsill, allow a good amount of natural light. Carpeted flooring, electric wall heaters ample room for a dining table and comfortable chairs. Understairs storage cupboard. Stone steps lead down to the sitting room and an opening to the rear leads to the kitchen. A carpeted staircase leads to the first floor landing. Exposed beams add to the character of this delightful room.

Sitting Room
15'3" x 10'5" (4.65 x 3.20)
A cosy sitting room enjoying a good degree of natural light with double glazed windows to the rear and mullion leaded window to the front of the property. Carpeted flooring, newly installed, electric wall heaters, attractive log burning stove adding to the charm of this comfortable space. Carpeted flooring, exposed beam.

Kitchen
14'2" x 6'7" (4.32 x 2.02)
Fitted with a range of cream, Shaker style base and wall units with solid wood work surfaces over. Integrated appliances include electric oven, four ring electric hob with stainless steel splashback and extractor over, undercounter fridge and freezer, dishwasher and washing machine. An inset, Belfast style sink with chrome mixer tap sits beneath a double glazed window enjoying wonderful, long distance views and a lovely aspect over the rear patio. Carpeted flooring, downlighting. A half glazed timber door leads out to the private patio area.

FIRST FLOOR

Landing
A return, carpeted staircase with timber balustrading leads to the first floor landing of the property. Timber doors open into two double bedrooms and the three-piece shower room. Carpeted flooring, exposed beam.

Bedroom One
10'11" x 10'11" (3.35 x 3.35)
A lovely, dual aspect double bedroom with double glazed window to the rear affording stunning long distance Wharfe Valley views. Carpeted flooring, electric wall heater, fitted wardrobe.

Bedroom Two
9'10" x 8'11" (3.00 x 2.72)
A second double bedroom to the rear of the property with double glazed window enjoying beautiful far reaching views. Carpeted flooring, electric wall heater, exposed beam.

WC Shower Room
With low level w/c, handbasin with traditional style chrome taps set in a vanity unit with wall mirror over and shower cubicle with thermostatic shower, neutral wall tiling, sliding glazed door and downlighting. Carpeted flooring, exposed beam, double glazed, obscure mullion windows to front elevation. Chrome, heated towel rail.

OUTSIDE

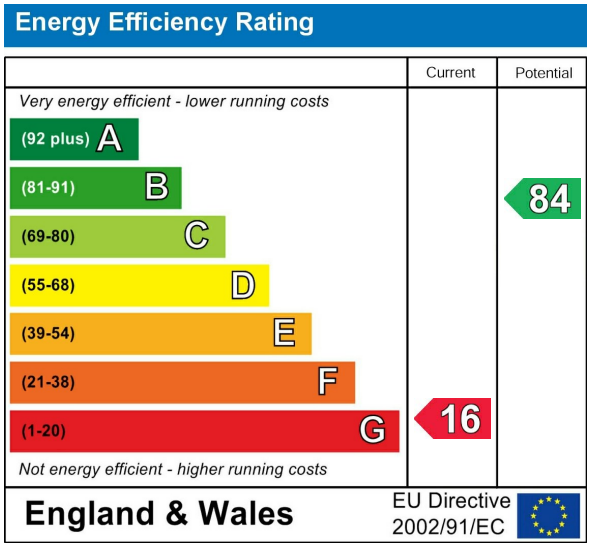
Garden
To the front the property is set back from the road and has a small paved area, ideal for flowering pots, whilst to the rear a timber gate opens to a paved pathway leading to a delightful, paved patio area, perfect for alfresco dining. Pretty borders, storage unit and pebbled area, ideal for planting shrubs. Please note there is a right of way to the neighbouring property, Owl Cottage.

Parking
There are two public parking spaces on the other side of the road, which may be used on a first come first served basis.

UTILITIES AND SERVICES
The property benefits from mains drainage and electricity.
Standard and Ultrafast Broadband are shown on the Ofcom website to be available to this property.
Please check the Ofcom website for mobile phone coverage.

Tel: 01943 968 086

- ** No Onward Chain **
- Two Double Bedroom Characterful End Cottage
- Two Reception Rooms With Log Burning Stove
- Modern Shower Room
- Country Style Kitchen With Access To The Garden
- Lovely Private Patio Area
- Delightful Countryside Views
- Quiet Village Location Yet Only A Short Drive To Ilkley
- Surrounded By Stunning Scenery And Walks
- Harrogate District Council Business Rates Tax Band 0



GROUND FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.1 SQ.M.)

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TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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