



2 Bland Hill Cottage, Norwood

£535,000

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A beautifully presented and recently extended semi-detached home, occupying a superb and quiet position with stunning long distance views over the surrounding countryside, whilst remaining just a short drive from Harrogate town centre. The property has been upgraded by the current owners to a high standard, revealing flexible and well-appointed accommodation, together with a garden office and attractive outdoor space. The accommodation includes a modern kitchen, spacious reception rooms, ground floor double bedroom with en suite, further double bedrooms and bathroom, together with a useful loft room. A particular feature of the property is the delightful outlook, enjoyed from a number of rooms.

OUTSIDE

A gravel driveway provides off-road parking for multiple vehicles. The property benefits from an attractive lawned garden, to two sides, with planted shrubs, enjoying a pleasant outlook.

GARDEN OFFICE

A particular feature of the property is the detached garden office, fitted with light and power and providing an ideal space for a home office, gym or garden room.

AGENT'S NOTE

The property has an oil-fired heating system.

Council Tax band: E

Tenure: Freehold

EPC: D



GROUND FLOOR

The ground-floor accommodation includes a modern fitted kitchen with quartz worktops and a range of integrated appliances including fridge freezer, dishwasher, washing machine, induction hob and oven.

The sitting room is a comfortable reception space with woodburning stove and attractive views over the surrounding countryside. There is also a family room with skylight windows, tiled floor and glazed doors leading directly onto the garden, creating an excellent additional living space. A ground-floor double bedroom benefits from a modern en suite shower room. There is also a further shower room fitted with a modern white suite comprising WC, washbasin and shower.

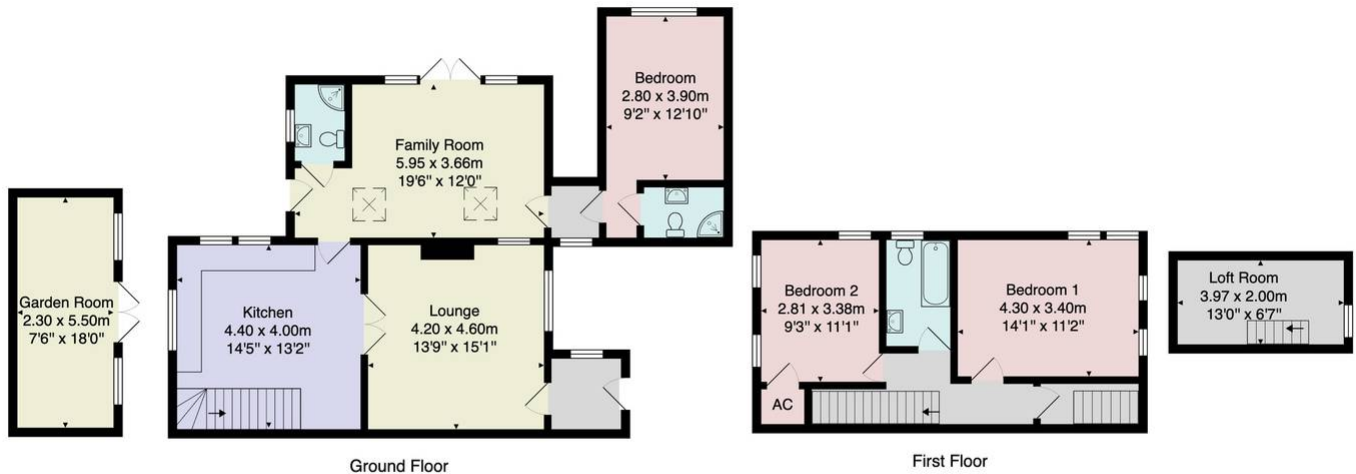
FIRST FLOOR

On the first floor there are two double bedrooms, both enjoying attractive views, together with a modern house bathroom fitted with a suite comprising bath with shower above, WC and washbasin.

SECOND FLOOR

Fixed stairs lead to a loft room, providing useful additional accommodation.





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