



## 2 Bland Hill Cottage, Norwood

£575,000



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



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.

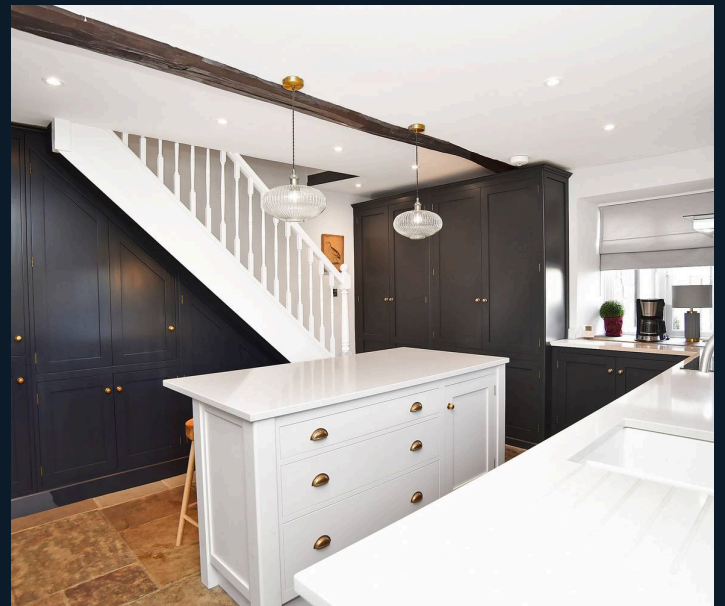
The sitting room is a comfortable reception space with woodburning stove and attractive views over the surrounding countryside. There is also a family room with skylight windows, tiled floor and glazed doors leading directly onto the garden, creating an excellent additional living space. A ground-floor 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.

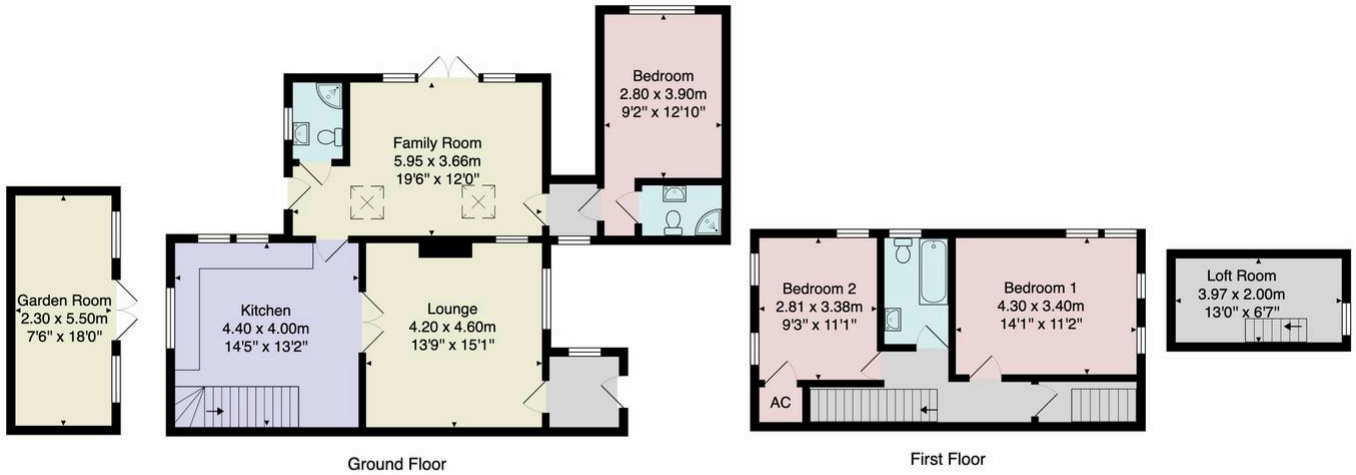
#### FIRST FLOOR

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.





Total Area: 120.7 m<sup>2</sup> ... 1299 ft<sup>2</sup> (excluding loft room, garden room)

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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

