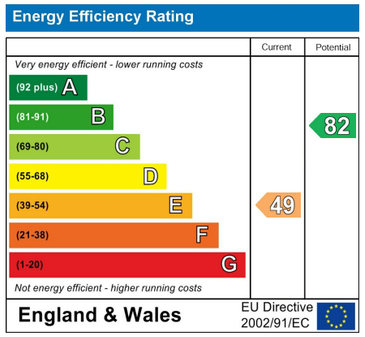
Floor Plan



TOTAL FLOOR AREA : 2798 sq.ft. (259.9 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed down Yew Tree Lane towards Burn Bridge and turn right into Hill Foot Lane and then left into Fall Lane where the property is easily found on the left hand side.

Council Tax Band G 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.



£1,150,000

The Woozel, Hill Foot Lane, Burn Bridge, Harrogate, HG3 1NX

4 Bedroom House - Detached

The Woozel is an attractive and beautifully presented four bedroomed detached family home offering spacious living accommodation throughout and benefitting from a superb location in the ever popular area of Burn Bridge with stunning south facing views over beautiful countryside and additional land extending to 1.3 acres. VIEWING STRONGLY RECOMMENDED.





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

Description

The Property

With gas fired central heating, double glazed sash windows and character features throughout, the living accommodation comprises; entrance hall, downstairs w/c, spacious lounge with a feature fireplace with a multi fuel burning stove, a separate study off the lounge, also from the lounge there is a door leading into the stunning conservatory with incredible far reaching countryside views.

To the centre of the house there is a stunning vaulted ceiling dining room with galleried landing and again with a feature fireplace with a multi fuel burning stove. The modern fitted Chantry House kitchen with solid wooden units, granite worktops, integrated fridge and freezer, dishwasher, an eye level double oven and a dining area with a full length window and doors which invite you to enjoy the stunning views.

On the first floor the galleried landing leads to the Master bedroom with elevated views to two sides, dressing area with fitted wardrobes and leads to the ensuite with Aqualisa shower over the bath, w/c and hand basin.

To the other side of the property there is the second double guest bedroom which also has fitted wardrobes and an ensuite shower room with walk in shower, w/c and hand basin. Two further bedrooms and modern house bathroom with shower over the bath, w/c and hand basin.

Outside

Outside to the front of the property there is a shared driveway (Fall Lane Bridleway) leading to the private gated entrance and private driveway offering ample parking for multiple vehicles and leads to the large double garage which has power and lighting with a electric up and over door. There are also stairs to the rear of the garage leading up to the roof creating a view point of the surrounding countryside. The garden includes a pond, well stocked flower beds, lawns, vegetable plot, multiple seating areas with thatched Breeze House gazebo. The separate field is accessed from the bridle path.

Surrounding Area

Benefitting from a superb location in the ever popular area of Burn Bridge on the south side of Harrogate with a wide variety of amenities in the neighbouring village of Pannal including post office, convenience stores, Church, cricket ground, hair dressers Weeton's Food Hall, excellent state and private Primary and secondary Schools nearby. Also Ashville sports centre (including swimming pool) lovely country walks from the property. Fantastic transport links with Pannal station which is on the York, Harrogate to Leeds line. There is also a regular bus service between Harrogate and Leeds, 10 miles to Leeds Bradford Airport.

















