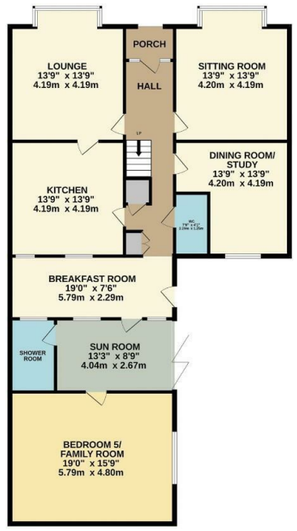
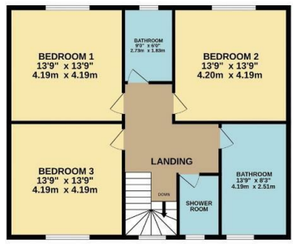
## *Floor Plan*

GROUND FLOOR
1588 sq.ft. (147.6 sq.m.) approx.

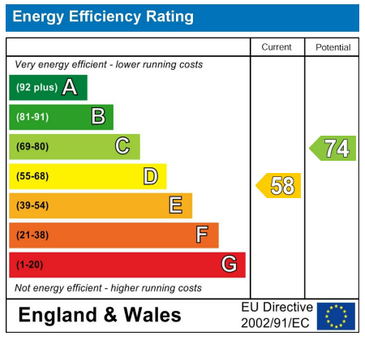



1ST FLOOR
922 sq.ft. (85.6 sq.m.) approx.




TOTAL FLOOR AREA : 2510 sq.ft. (233.2 sq.m.) approx.

## *Energy Performance Certificate*




## *Directions*

Proceed on the B6265 from Ripley towards Pateley Bridge. Continue through the village of Summerbridge and on entering Wilsill take the first right onto Brimham Rocks Road and the property is easily found on the left-hand side clearly marked by Hopkinsons for sale board.

Council Tax Band F  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.



# £659,999

*Southfield Brimham Rocks Road, Wilsill, Harrogate, HG3 5EB*

5 Bedroom House - Detached

***Nestled in the picturesque village of Wilsill, Harrogate, Southfield is a splendid detached house that offers a unique blend of charm. This property is perfectly positioned to take advantage of the breathtaking views of Nidderdale, set within an area of outstanding natural beauty. Additionally there is a one bedroomed attached annexe with separate entrance. no onward chain.***





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

## *Description*

Upon entering, you are greeted by an inviting entrance porch that leads into a spacious reception hall. The ground floor features two generous reception rooms, including a bay-fronted lounge that boasts stunning views down the valley, and a second sitting room that mirrors this delightful outlook. The breakfast kitchen is equipped with an instant boiling tap and a Smeg cooking range, providing both style and functionality. A separate dining room completes the ground floor, along with a versatile double bedroom that can serve as a hobbies room or playroom, and a convenient shower room with its own entrance.

The first floor houses three well-proportioned double bedrooms, two of which offer magnificent countryside views, alongside a single nursery bedroom and two additional shower rooms.

Adding to the appeal of this property is the attached ground floor annexe, which features a separate entrance, making it ideal for those wishing to work from home or accommodate dependent relatives.

Outside, Southfield boasts a private driveway with a sliding wrought iron gate, providing ample parking space for several vehicles. The garden features a raised lawn area, perfect for enjoying the far-reaching views that this stunning location has to offer.

With gas-fired central heating and double-glazed windows throughout, this well maintained home is offered with no chain involved, making it an excellent opportunity for prospective buyers. Harrogate is just a short 12-mile drive away, while Pateley Bridge, with its array of shopping options, is conveniently located just over a mile from your doorstep.

















