Floor Plan

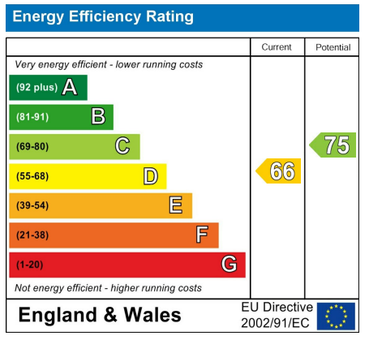
GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



Energy Performance Certificate



Directions

Proceed away from Harrogate along the A658 and turn right signposted North Rigton and proceed up Church Hill and the property will be found on the left hand side.

Council Tax Band 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.



Asking Price £610,000

Kneller Brow Church Hill, North Rigton, LS17 0DF

4 Bedroom House - Semi-Detached

A very well presented four double bedroomed semi detached family home offering spacious and flexible living accommodation benefitting from a superb location in the ever popular village of North Rigton with amazing countryside views.





HOPKINSONS
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16 Princes Street, Harrogate, HG1 1NH
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Description

The Property

With oil fired central heating and double glazing the living accommodation comprises, entrance hall, spacious living room with two windows to make the most of the views, open plan living kitchen with underfloor heating, modern fitted units, quarts worktops, integrated dishwasher, electric rangemaster cooker, and space for a freestanding fridge freezer, spacious dining room with double doors leading out onto the decking creating a fantastic entertaining space. There is a separate Utility room and downstairs w/c and a useful understairs cupboard.

On the first floor the landing leads to the master bedroom with bespoke built fitted wardrobes, two great sized double bedrooms both with fitted wardrobes, another great sized double bedroom and a modern house bathroom with Hansgrohe sanitary ware and underfloor heating with the bathroom including a shower over the bath, w/c, hand basin and a heated towel rail. The loft space is partially boarded accessed by a pull down loft ladder.

Outside

Outside the property is on a corner plot so a large garden wrapping around the property including mature hedges and flower beds, large lawn area, gazebo with power and lighting creating a great entertaining space. To the rear is the driveway offering off street parking for multiple vehicles and benefits from an EV charger and there is a composite decked area accessed from the dining room which creates a pleasant seating area. There is a hard standing base which previously had a double garage, but this offers plenty of potential for further developments with water, power and also drainage to create an outbuilding for a studio, office or another garage, subject to current building regulations and planning consent.

Surrounding Area

Benefitting from a superb location in the ever popular village of North Rigton which has a church, Primary School and a fantastic pub the Square and Compass it is perfectly situated on the outskirts of Harrogate with easy access to Leeds, Bradford, York and the motorways via the Harrogate bypass. It is also a short distance to Leeds Bradford International Airport.

















