

**HOLLY LODGE
4 ORCHARD VIEW
WORMALD GREEN, HG3 3PY**



**NICHOLLS
TYREMAN**

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A fabulous opportunity to purchase this beautifully presented, detached family home, located within this enviable position on the edge of open countryside and conveniently located for commuting being within only 4 miles of Ripon and the A1(M) and 7 miles from Harrogate

Large Porch | Entrance Hall | Living Room | Dining Kitchen | Dining Room | Utility Room | Boot Room | Ground Floor wc
Ground Floor Bedroom | Dressing Room | En-suite Shower Room

Three Double Bedrooms | En-suite Shower Room | Bathroom

Double Garage | Gardens

Council Tax: F | Energy Rating: TBC | Tenure: Freehold

£750,000



The property truly requires an inspection to appreciate the versatile accommodation, complemented by well stocked enclosed gardens with stunning feature willow tree

The accommodation comprises: A large porch leading to a magnificent entrance hall with staircase to a galleried landing with vaulted ceiling, open plan living room and dining kitchen with central island units and integrated appliances, good sized utility room, large dining room, boot room and ground floor wc.

The principal bedroom suite has bi-fold doors leading to a deck area, a good size dressing room and en-suite shower room.

To the first floor is a galleried landing and three double bedrooms, en-suite shower room and separate house bathroom.

The property is approached via a driveway with mature boundary hedging, providing off street parking for several vehicles and leading to the integrated double garage.

To the rear of the property are beautifully kept lawned gardens with mature flowering borders and boundary hedging, specimen plants and feature trees, including a Japanese acer weeping willow.



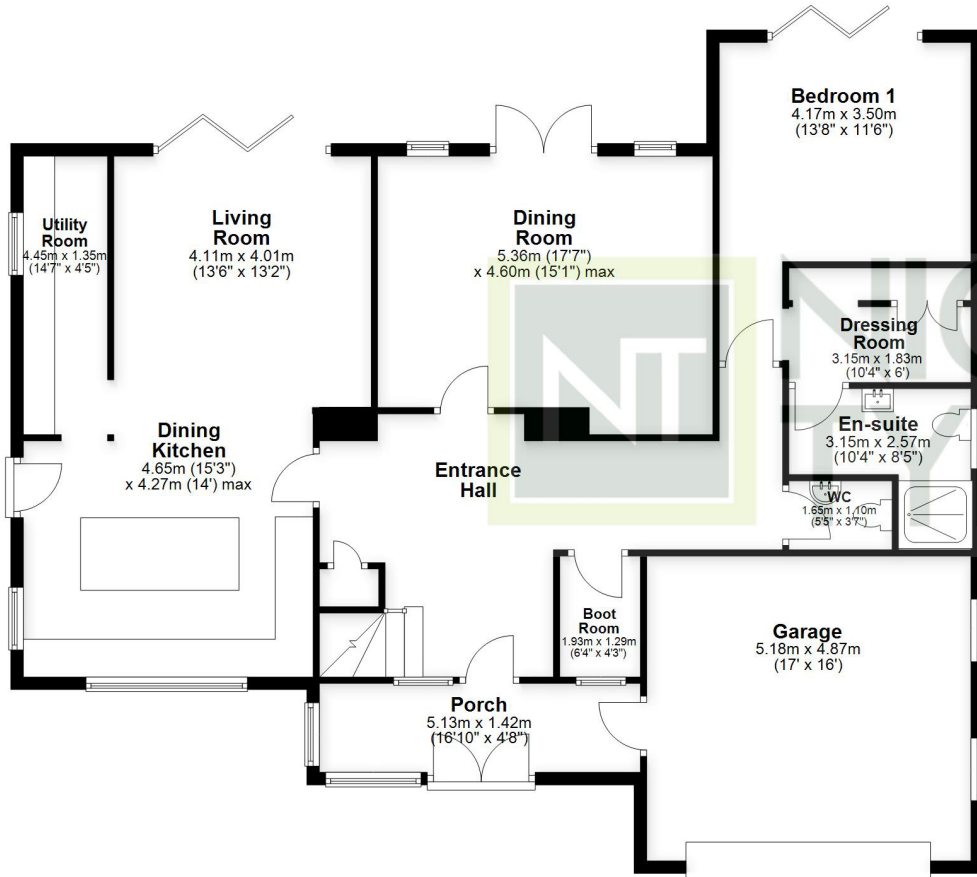






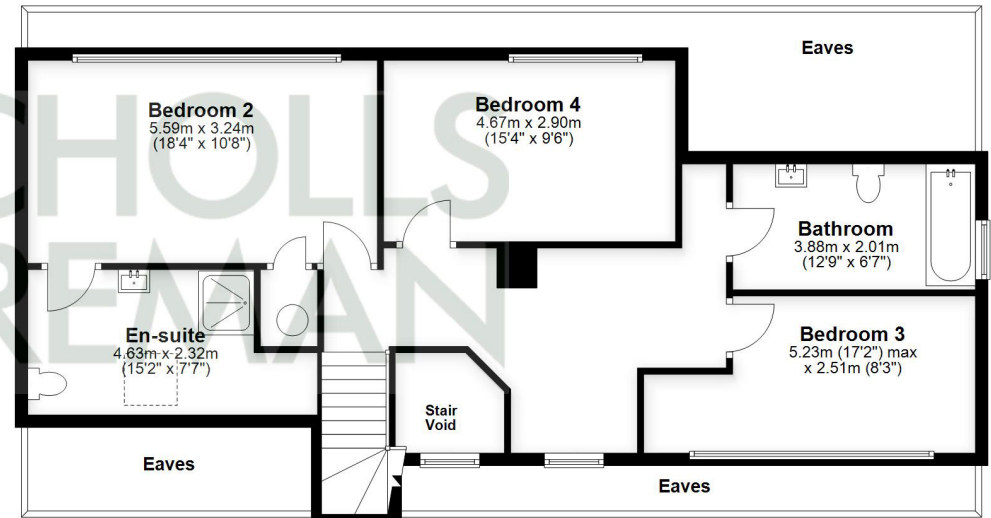
Ground Floor

Approx. 167.7 sq. metres (1805.0 sq. feet)



First Floor

Approx. 85.1 sq. metres (916.3 sq. feet)
(excluding Eaves, Eaves, Eaves)





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Sales: 01423 503076 Lettings: 01423 530744

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