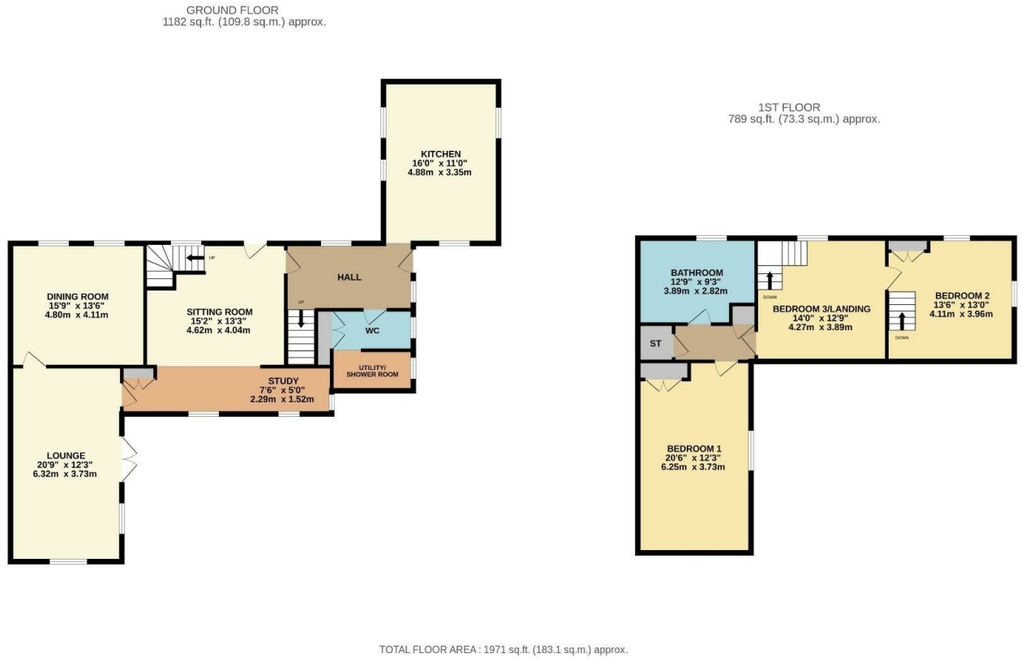
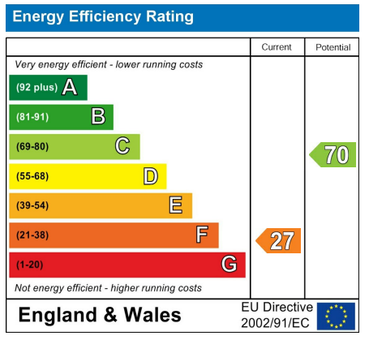
Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Leeds Road through Pannal passing the BMW garage and continue straight over the first round about and at the second roundabout take the third exit onto Harrogate Road. Continue into Weeton, pass the train station and turn left onto Weeton Lane following the lane and the before a T-junction the property is found easily on your right hand side.

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.



£799,950

Lane End Weeton Lane, Weeton, LS17 0AN

3 Bedroom House

A beautifully presented three double bedroomed semi detached home which has been refurbished throughout to an exacting standard while tastefully keeping original characterful features and benefitting from a superb location in the ever popular village of Weeton on the outskirts of Harrogate.





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

Description

The Property

The accommodation comprises of two reception rooms, both fitted with wood-burning stoves, spacious dining kitchen with integrated appliances and electric range cooker, study a and dining room with feature fireplace. Both the main lounge and dining room retain the original restored Parque flooring. The main lounge has a stunning period fireplace and has a set of double doors which lead out onto the patio area. From the entrance hall, there is also a downstairs shower room with w/c, hand-basin and shower and the original built-in storage cupboards.

On the first floor there is one double bedroom and the master bedroom, which are accessed by the main staircase, inner landing leading to the airing cupboard with hot water heater and a useful storage cupboard at the end. The third bedroom is accessed by its own staircase and there is an interconnecting door. The house bathroom has a walk-in shower, separate bath, w/c and hand basin.

Outside

Outside to the front of the property is a stone wall enclosing a lawn with well stocked flower beds. To the side is a driveway offering off street parking for multiple vehicles and runs to to rear of the property with a flagged patio area which has the double doors to the lounge and creates a fantastic entertaining area and leads to the stone walled lawn area. There is also a useful outhouse storage area, which has recently been re-roofed in Yorkshire stone, to compliment the roof of the main property.

Surrounding Area

Located in the ever popular village of Weeton, close to train station which is on the York, Harrogate and Leeds line, and benefits from easy access via road to Harrogate's town centre and also for Harrogate by-pass and the A1M, with a short drive or bus journey to Leeds Bradford Airport.

















