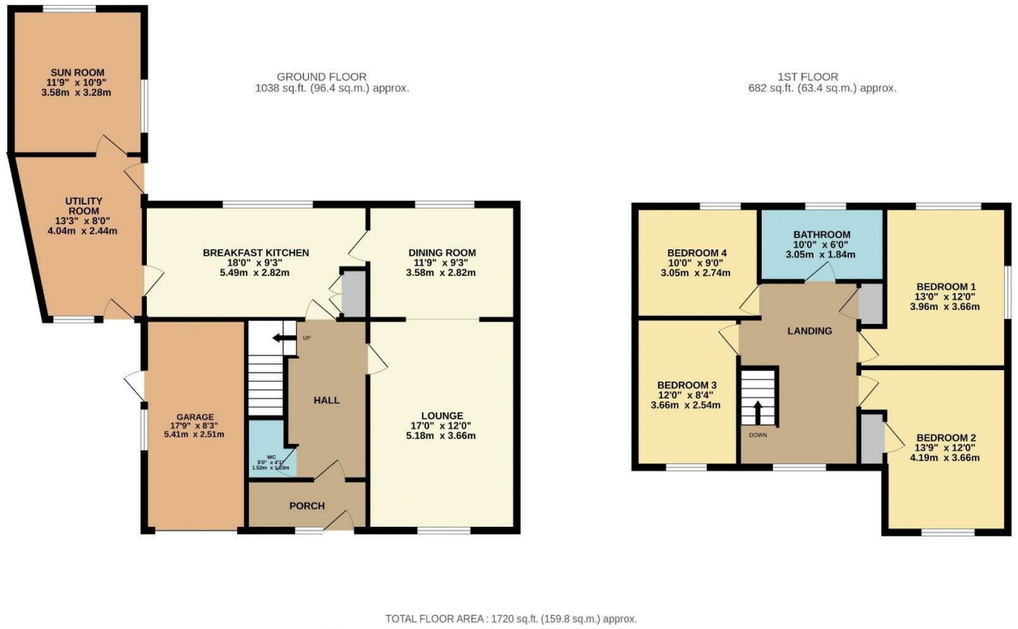
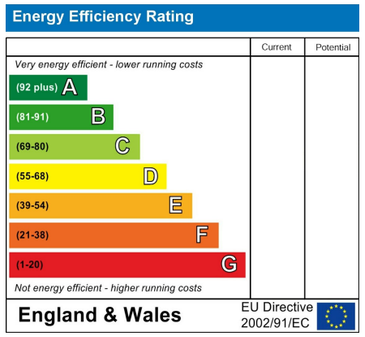
Floor Plan



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed through Burn Bridge towards Brackenthwaite Lane and at the The Black Swan Pub, turn left into Malthouse Lane and left again into Westminster Crescent where the property is easily found on the right hand side clearly marked by a Hopkinsons For Sale board.

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.



Offers In The Region Of £699,999

8 Westminster Crescent, Burn Bridge, Harrogate, HG3 1LY

4 Bedroom House - Detached

A rare opportunity to acquire a four bedroom detached family home situated on a large corner plot which offers fantastic potential for extending and located in the ever popular area of Burn Bridge on the south side of Harrogate. NO ONWARD CHAIN.





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

Description

The Property

A rare opportunity to acquire a four bedroom detached family home situated on a large corner plot which offers fantastic potential for extending and located in the ever popular area of Burn Bridge on the south side of Harrogate. NO ONWARD CHAIN.

With gas fired central heating and double glazing the living accommodation comprises; welcoming entrance hallway with a downstairs w/c, spacious lounge with feature fireplace and double doors leading into the dining room which over looks the large garden. The fitted kitchen includes a gas cooker with four ring hob, space for an under counter fridge and freezer, plumbing for dishwasher, separate utility room with space for a washing machine and tumble dryer with some useful built in storage cupboards and a second reception room which could be a playroom or home office.

On the first floor the landing leads to the Master bedroom with built in storage cupboard, second double bedroom with fitted furniture, two further double bedrooms and house shower room with walk in shower, w/c and hand basin.

Outside

Outside to the front of the property a driveway offers off street parking for multiple vehicles and leads to the single garage which has power and lighting. The large corner plot wraps round the the property with plenty of space to the side and leads into the large rear garden with lawns, mature shrubs and trees, well stocked flower beds, patio area and useful storage shed.

Surrounding Area

The popular village of Pannal is located just 2.5 miles south of the centre of Harrogate where there is a village shop/Post Office, a very good Primary School, train station, Weetons Food Hall and Co-op supermarket. Within easy reach of Harrogate's town centre and its wide range of amenities with a multitude of cafes, bars and restaurants.

Transport links direct from Pannal are superb, with road links to the A1/M1, regular buses at the end of the road to Leeds, Harrogate, Ripon and Leeds/Bradford airport, and rail connections from Pannal Station to Harrogate, Leeds, York, London and Edinburgh.

















