



VERITY
FREARSON

OLD SCHOOL HOUSE, WREAKS ROAD, BIRSTWITH, HG3 2NJ

OFFERS OVER £650,000

OLD SCHOOL HOUSE, WREAKS ROAD,

Birstwith, HG3 2NJ

A substantial and well-maintained village home occupying a superb position in the heart of Birstwith, enjoying an attractive open aspect over adjoining school fields.

This impressive family home offers generous and well-balanced accommodation, perfectly suited to modern living while retaining a warm and welcoming feel. The property enjoys a particularly pleasant setting within the village, with open views to the rear and excellent access to a wide range of local amenities.

Birstwith is a highly regarded Nidderdale village, well served by a local shop, primary school, village pub and regular bus service between Harrogate and Pateley Bridge. Recreational facilities include tennis courts, a cricket club and a children's play park, all contributing to a strong and vibrant community atmosphere.

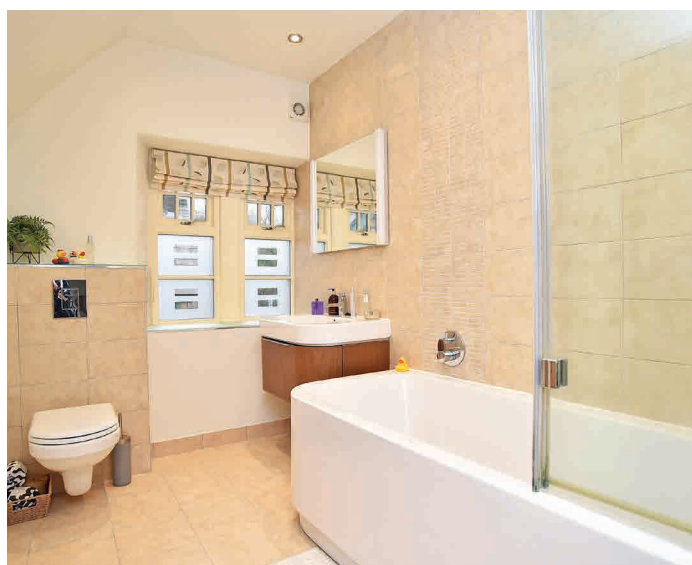


2 Reception Rooms · Open-Plan Dining Kitchen · Utility Room · Cloakroom · Basement

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Detached Garage · Lawned Garden With Open Aspect







ACCOMMODATION

GROUND FLOOR

A welcoming reception hall provides access to the ground floor living space, which includes a stunning sitting room featuring an attractive open fireplace and bay window enjoying a delightful outlook. There is a second reception room, ideal as a family room or dining room, fitted with office furniture and a window overlooking the garden.

The heart of the home is the impressive open-plan kitchen and dining area, which benefits from skylight windows, glazed doors leading to the garden and a woodburning stove. The stylish Harvey Jones kitchen is fitted with a range of high-quality units with granite worktops and integrated appliances. There is also a utility room with fitted units, worktop and sink, with space for appliances, together with a downstairs WC.

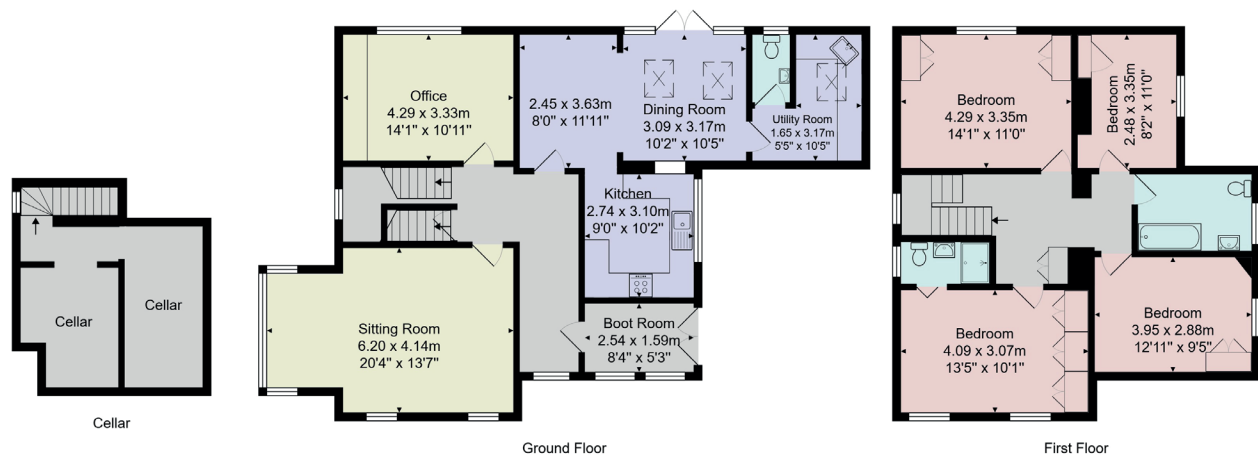
FIRST FLOOR

There are four good-sized bedrooms on the first floor, including the main bedroom which benefits from fitted wardrobes and an en-suite shower room. The modern house bathroom comprises a white suite with WC, washbasin set within a vanity unit, and bath with shower above. The walls and floor are tiled and the room benefits from under-floor heating.

LOWER GROUND FLOOR

A useful cellar provides excellent storage space.

FLOOR PLAN



Total Area: 171.0 m² ... 1841 ft² (excluding cellar)
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A driveway provides off-road parking and leads to a single detached garage. To the rear, there is an attractive and good-sized garden with lawn, planted borders and a combination of paved and decked sitting areas, all enjoying an open aspect over the adjoining school fields.

Agent's Note

The utility room wall adjoins the neighbouring school building, and a party wall agreement is in place.

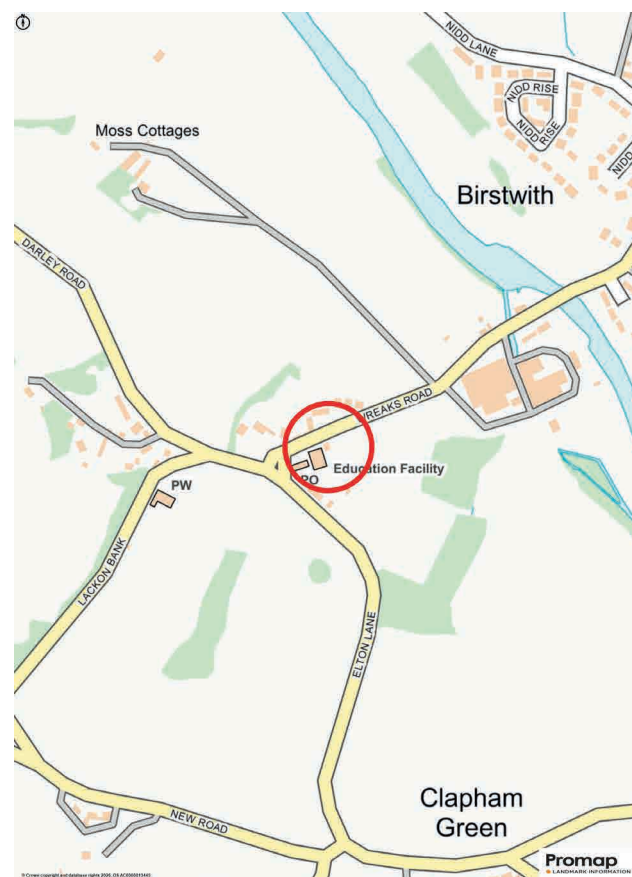
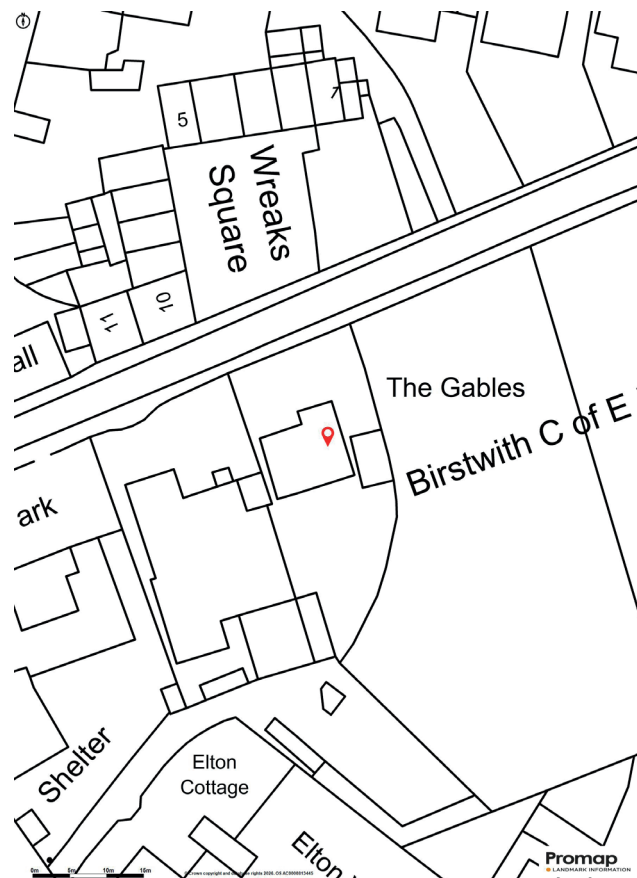
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	62	79
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk