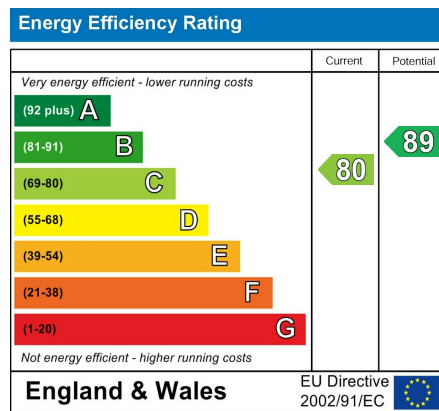


Floor Plan



Energy Performance Certificate



Directions

Proceed from Ripley on the B6165 towards Pateley Bridge and on entering the village of Burnt Yates where the cricket club is in your right hand side turn left into Oak Garth and the property is easily found on the left left-hand side clearly marked by a Hopkinson's for sale board.

Council Tax Band G 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.



£850,000

1 Oak Garth, Burnt Yates, HG3 3JD

4 Bedroom House - Detached

Nestled in the charming village of Burnt Yates, this stunning four-bedroom detached family home at Oak Garth offers an exceptional living experience. Immaculately presented, the property boasts two generous reception rooms, providing ample space for both relaxation and entertaining.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
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Description

The Property

This home is equipped with an air source heat pump for underfloor heating on both floors and double glazing throughout, ensuring warmth and energy efficiency. With its elegant design and thoughtful features, this property is a true gem in the heart of the countryside, perfect for families or those seeking a tranquil retreat. Upon entering, you are greeted by a spacious hallway that sets the tone for the rest of the home. The ground floor features two inviting reception rooms, including a lounge adorned with a feature wood-burning stove, perfect for cosy evenings. A dedicated study provides an ideal space for remote work or quiet reading.

The heart of the home is undoubtedly the stunning open-plan living kitchen, which boasts sliding doors that frame breathtaking views of the surrounding countryside and seamlessly connect to the outdoor patio area. The Neptune handmade kitchen is a chef's dream, complete with elegant Quartz worktops, a breakfast bar, and top-of-the-line integrated Siemens appliances, including double ovens, a dishwasher, a fridge and freezer, and an induction hob with extractor. A separate utility room adds practicality, featuring a sink, washing machine, and ample storage.

Venturing to the first floor, the landing leads to the luxurious master bedroom, which includes a dressing area and an ensuite shower room with a walk-in shower, w/c, and hand basin. The second double bedroom also benefits from its own ensuite shower room, while two additional double bedrooms share a modern house bathroom, complete with a separate bath and walk-in shower. For added convenience, a boarded loft is accessible via a drop-down wooden ladder, providing extra storage space.

Outside
The exterior of the property is equally impressive. A block-paved driveway leads to a garage, complete with an electric vehicle charging point, catering to modern needs. The front garden features a charming gravelled seating area alongside a lush lawn, providing a delightful spot to unwind. The garden wraps around the side of the house, leading to the rear where the expansive lawn and patio await. The vendors have thoughtfully created a terrace area, offering an additional vantage point to soak in the stunning vistas. This home not only provides ample living space but also a serene outdoor environment, making it a perfect retreat from the hustle and bustle of daily life.

Surrounding Area

Burnt Yates is a popular village on the north side of Harrogate with a church, a good primary school, cricket club and with countryside walks on your doorstep. Nearby Ripley offers a public house, shop and a bus route to Harrogate, Ripon and Leeds. It's car park is also a destination for drop off and collection for some of the top public preparatory schools in the area. Birstwith is a 5 minute drive away and offers a medical centre, public house, award winning shop and post office. It also has a superb primary school and highly regarded Belmont Grosvenor preparatory School plus a cricket club with a super junior section. Harrogate is a popular town that offers a wide choice of shopping opportunity, together with a whole host of bars, restaurants, and cafes that include the famous Betty's tea rooms. Harrogate also offers a wide choice of schooling opportunity in all age groups, together with a wide range of sports clubs.

One of the standout features of this home is the breathtaking views it offers. From the property, you can admire the picturesque scenery towards Harrogate, the Vale of York, and the stunning Hambleton Hills. This idyllic setting not only enhances the beauty of the home but also provides a serene backdrop for everyday living. Located on the desirable north side of Harrogate, Oak Garth benefits from a superb location that combines the charm of village life with easy access to the amenities of Harrogate. This property is perfect for those seeking a peaceful yet convenient lifestyle.

In summary, Oak Garth is a remarkable family home that offers spacious accommodation, stunning views, and a prime location. It is an opportunity not to be missed for anyone looking to settle in this beautiful part of Yorkshire.

