

Harrison Robinson

Estate Agents



Rose Cottage Briggate, Nesfield, LS29 0BS

£290,000

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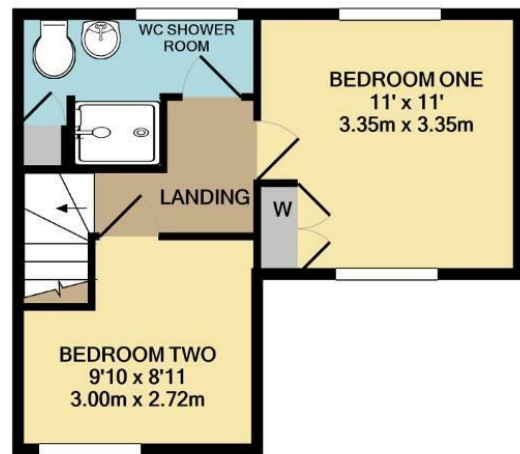
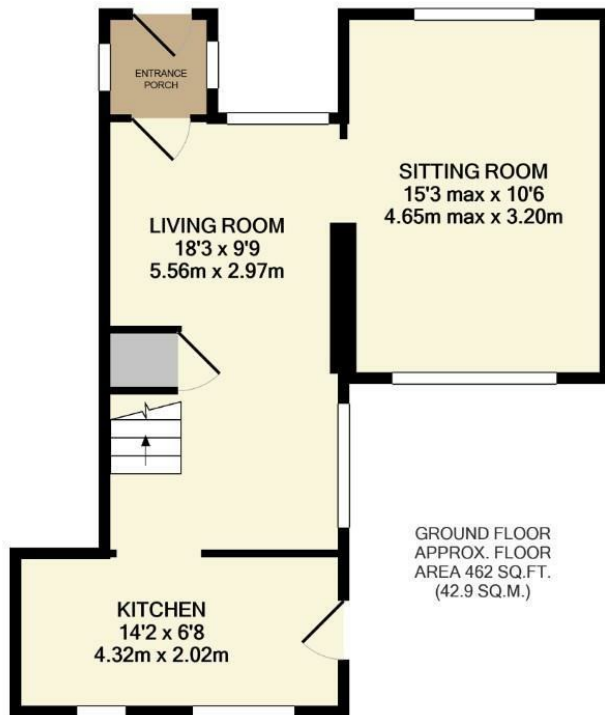


A characterful and spacious, two double bedroomed end cottage situated close to the edge of the delightful village of Nesfield, located in a beautiful, quiet setting enjoying stunning, far reaching countryside views.

- ** No Onward Chain **
- Two Reception Rooms With Log Burning Stove
- Country Style Kitchen With Access To The Garden
- Delightful Countryside Views
- Surrounded By Stunning Scenery And Walks
- Two Double Bedroom Characterful End Cottage
- Modern Shower Room
- Lovely Private Patio Area
- Quiet Village Location Yet Only A Short Drive To Ilkley
- Harrogate District Council Business Rates Tax Band 0

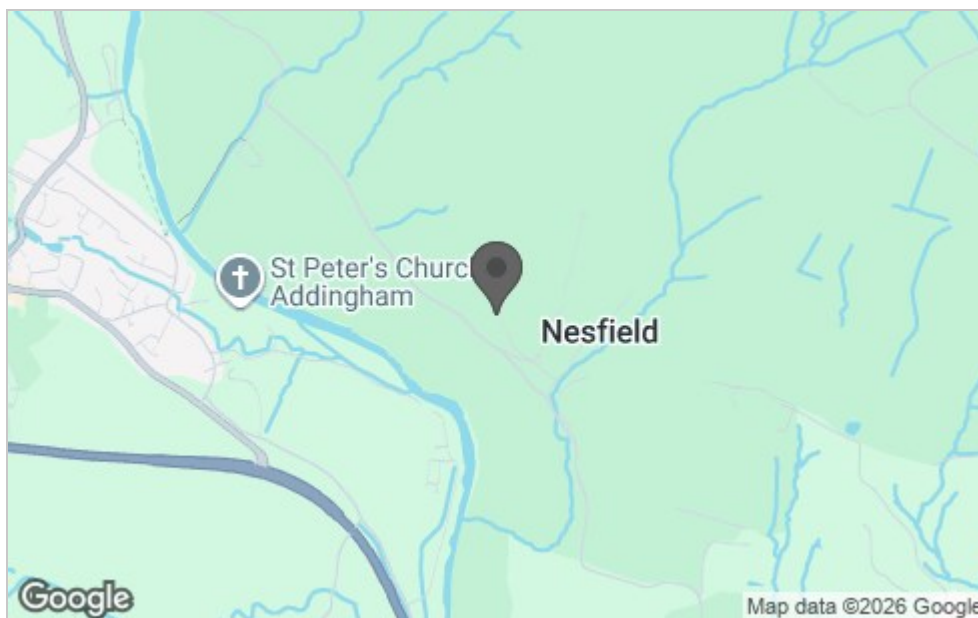






TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Viewing

Please contact our Harrison Robinson Office on 01943 968 086 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	16	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		