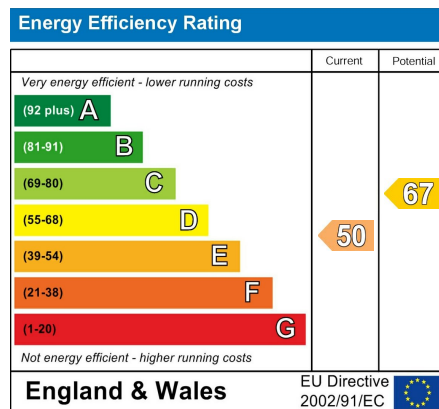


Floor Plan



Energy Performance Certificate



Directions

Proceed into Kirkby Overblow from the Harrogate bypass and enter the village. Pass the pub on your left and follow the road round to the left and take the first left into a cul de sac and the property is easily found on the right hand side.

Council Tax Band E 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.



£795,000

Weatherlop Barrowby Lane, Kirkby Overblow, Harrogate, North Yorkshire, 4 Bedroom House - Detached HG3 1HQ

A very well presented four bedroomed, split level detached family home offering spacious and well appointed accommodation throughout, located in a quiet cul de sac on the south side of Harrogate within the ever popular village of Kirkby Overblow.



HOPKINSONS
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Description

With oil central heating and double glazing throughout, the living accommodation comprises; a spacious welcoming entrance hall, to the left is the spacious lounge with wood burning stove and a feature fire place surround, also patio doors leading out to the rear garden. From the entrance hall there are stairs down to the open plan living kitchen area which offers a perfect hub of the family home and a great entertaining space with double doors leading out onto the garden. The kitchen includes oil fired AGA, integrated appliances and granite worktops. Separate utility room with back door, downstairs w/c and an integral access to the double garage.

The hallway leads to the four bedrooms and house bathroom. Starting with the master bedroom suite including fitted wardrobes, en suite bathroom with standalone bath, walk-in shower, w/c and hand basin, second double bedroom with fitted wardrobes, two further double bedrooms, a good sized office, modern house bathroom with bath, walk in shower w/c and hand basin. There is a rear porch leading out to the garden.

Outside to the front of the property is the driveway leading into the double garage offering off street parking. To the rear is a lawned garden that wraps around the property and a patio area offering a fully enclosed garden.

Kirkby Overblow is located on the southside of Harrogate with great access to the Harrogate bypass leading to the A1 M Leeds and York and also fantastic school and with two pubs.

AGENTS NOTES: This property is owned by family of an employee of Hopkinsons Estate Agents.

