

Floor Plan



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Directions

From Clint Bank proceed into Birstwith village and turn left by The Station public house into Birstwith Grange 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.



**£375,000**

28 Birstwith Grange, Birstwith, Harrogate, Yorkshire, HG3 3AH

3 Bedroom Bungalow - Detached

**A rare opportunity to acquire a three bedroomed detached bungalow offering well proportioned living accommodation throughout and benefitting from stunning views to the rear, located in the ever popular village of Birstwith. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

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



## Description

With gas fired central heating and double glazing the living accommodation comprises; entrance hall with a useful storage cupboard, open plan lounge and dining area benefitting from the countryside views, kitchen with gas hob, single oven, space for an undercounter fridge and freezer, plumbing for a washing machine and a door leading out into the side porch.

Master bedroom with fitted wardrobes, second double bedroom with fitted in wardrobes, third bedroom with a built in storage cupboard and a house shower room with walk in shower, w/c and hand basin.

Outside to the front of the property is a lawn with well stocked flower beds, a driveway offering off street parking for multiple vehicles and leading to the single garage measuring 18' x 9'3". To the rear is a patio area offering a pleasant seating area to enjoy the views, lawn, large flower beds and steps down to more flower beds and compost area.

**AGENTS NOTES:** The access ramp to the front of the property has been left for the time being but will be removed if not required.

