



Energy Performance Certificates

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

Directions

Proceed into the village of Birstwith and turn down Nidd Lane. Proceed for approximately 800 m where the property is easily found on the left-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.



£550,000

Westering Nidd Lane, Birstwith, Harrogate, HG3 3AR

2 Bedroom Bungalow - Detached

A detached two bedroomed bungalow offering immense scope and potential subject to planning consent, privately positioned on a premium plot with far-reaching views located in this ever popular lower Nidderdale village. No chain involved.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas fired central heating the property briefly comprises: entrance sun porch, reception hall, lounge, modern dining kitchen, two double bedrooms, and a house shower room.

Underneath the property, there is a substantial workshop store. To the side of the property, there is a covered entrance with useful storeroom and integral double garage with a sink unit that offers hot and cold running water.

Approached off the desirable Nidd Lane the property offers immense scope and potential subject to the usual consents.

The main feature of the property is its spacious garden which offers a large lawn, pleasant sitting areas and space to create your dream garden.

Birstwith offers a medical practice, public house, award-winning village shop with Post Office, primary school, tennis club, and cricket club.

At the end of the lane there is a bus stop and service which offers the traveller access to Harrogate and Pateley Bridge.

There are delightful walks at the bottom of the lane that can be enjoyed making it ideal for those wishing to relax or walk the dog along the river bank.

