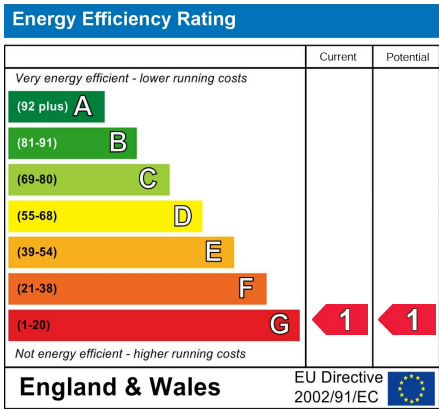


Floor Plan



Energy Performance Certificate



Directions

Proceed from Ripley towards Burnt Yates on the Pateley Bridge Road.(B6165) At the crossroads before Burnt Yates village turn right down Pye Lane towards Shaw Mills. The property is the first 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.



£695,000

Westfield, Pye Lane, Burnt Yates, Harrogate, North Yorkshire, HG3 3EH 4 Bedroom House - Semi-Detached

Westfield offers flexibly arranged updated accommodation with spacious rooms that occupy a stunning position with far reaching Nidderdale views.



HOPKINSONS
E S T A T E A G E N T S

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

Description

With oil fired central heating this comfortable family home that has been updated and recently redecorated offers beautiful presented accommodation that briefly comprises spacious covered entrance porch, reception hall, three bedrooms and a study to the ground floor with an updated luxury house bathroom.

At first floor approached from a return staircase with a picture arched window with views to the East.

There is a very spacious lounge with a beautiful log burning stove and sliding patio doors that lead out onto a patio from where there are long distance views towards Brimham Rocks over farmland and countryside. The property features are walking store room.

There are glazed bi fold doors that fold back to open up an impressive dining kitchen with modern units that offer an integrated dishwasher. The freestanding electric range and American style fridge freezer are available by separate negotiation.

There are two further double bedrooms and a luxury house shower room that has been updated giving another toilet and flexibility for those with guests or dependent relatives.

To the front of the property there is needs maintained for garden and double width the driveway that provides access to an integral double garage with two single remotely controlled roller doors. Additionally there is access to the rear west facing shaped lawn garden that provides a beautiful backdrop to adjacent fields and countryside.

The flexible living space will undoubtedly appeal to those searching for living space that extends to 1900 ft.² plus a double garage the flexibility of living makes it ideal for those with children of different ages and also for those that may have gas or relative staying.

The property is located on the fringe of Burnt Yates close to the popular villages of Birstwith Hampsthwaite and Ripley. Nearby there are amazing footpaths and Bridle paths that give connectivity around the Clint Parish providing beautiful walks and cycle rides. Harrogate town Centre is an approximate 15 minute drive away. The property is well placed for those who may require access to Ripon/A1.

