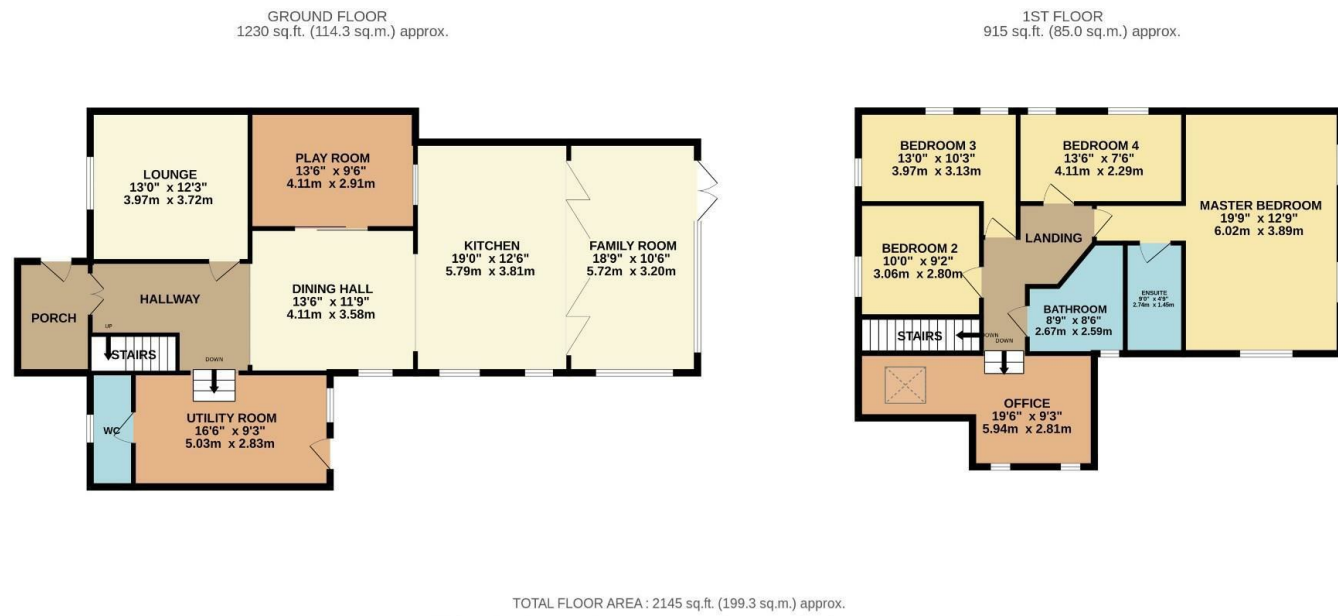


Floor Plan

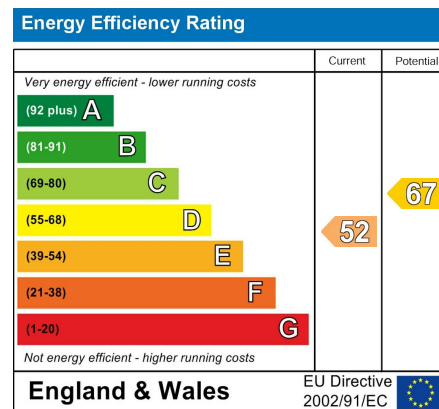


£895,000

Tang Beck Cottage Sleights Lane, Kettleasing, Harrogate, HG3 2LE

4 Bedroom House - Detached

Energy Performance Certificate



Directions

Proceed along the A59 out of Harrogate and turn right down Whitewall Lane and proceed to the very bottom. In Tang turn left toward Kettleasing where the property is easily found on the left marked by a Hopkinsons for sale board.

Council Tax Band D 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.

Tang Beck Cottage is a four bedroom detached home which dates back to the 1700's and formally a Wesleyan Chapel that has been comprehensively updated and extended to create a fantastic family home with flexible living accommodation, stunning landscaped gardens, lawns, a woodland area and benefiting from a superb location.



HOPKINSONS
ESTATE AGENTS

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

Description

The living accommodation comprises; entrance porch with double doors leading to the entrance hall, lounge with a wood burning stove, dining hall with bi folding doors leading into a separate playroom/snug, modern fitted kitchen with a gas range cooker, integrated appliances, a central island and bi folding doors leading to the family room which overlooks the garden. There is also a utility/boot room and downstairs WC.

At first floor there is a landing opening into the office space and benefits from some original features of the Wesleyan Chapel with stained glass windows and a vaulted ceiling. The landing then leads to the master bedroom suite with vaulted ceilings and ensuite shower room with walk-in shower and hand basin, second double bedroom, good size third and fourth bedrooms and modern house bathroom with walk-in shower, separate bath, w/c and handbasin.

Outside the property there is off street parking for two vehicles, a carport a single garage with power and lighting. There are multiple garden areas and running alongside the beck is a long lawn which is fully enclosed so safe for dogs and children, landscaped garden areas with well stocked flower beds, hot tub, swimming pool which is heated by an air source heat pump. From the lawn there is a gateway leading into woodland area which again runs alongside the beck.

The property benefits from the superb location in Kettleasing which has a local pub and also within a short driving distance of the Birstwith, Hampsthwaite Harrogate a wide range of local amenities, bars, restaurants, shops and transport links between Harrogate, Knaresborough, Leeds and York.

