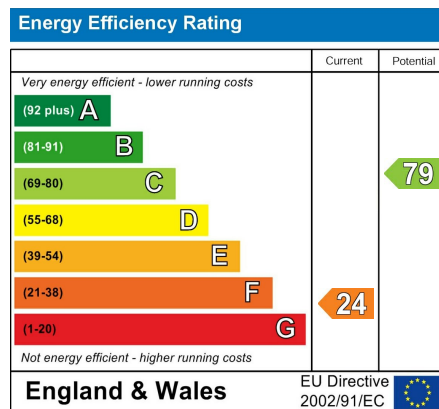


Floor Plan



Energy Performance Certificate



Directions

Proceed from Ripley on the B6165 towards Pateley Bridge and on entering the village of Burnt Yates where the cricket club is in your right hand side proceed past the Church and primary school and Willow cottage is easily found on the left left-hand side clearly marked by a Hopkinson's for sale board.

Council Tax Band C 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

Willow Cottage, 7 Springfield Terrace, Burnt Yates, Harrogate, HG3 3EL

2 Bedroom House

Willow Cottage is a charming three story extended character home that features an impressive interior with an ensuite bathroom, private parking and a private south facing cottage garden.



HOPKINSONS  
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## Description

The accommodation briefly comprises; Entrance porch, lounge with a feature log burning stove set to a stone hearth and fireplace surround.

The central part of this cozy home is the character kitchen that features a good range of storage cupboards and a Belfast sink with dishwasher beneath. Additionally there is a Rayburn providing natural warmth and a great cooking range for family occasions.

A door leads into a single storey dining room which features a terracotta floor, replacement windows useful storage cupboards and double opening doors to the enclosed low maintenance south facing cottage garden.

At the first floor there is a full width double bedroom with fitted storage cupboards and a luxury house bathroom that incorporates not only a bath but also corner shower cubicle.

The return staircase leads to the second floor where there is a full width double bedroom with windows to the side, useful storage and an ensuite bathroom with a stunning long distance countryside view.

Outside to the front of the property there are low maintenance Cottage style gardens with a personal access gate.

A gravel driveway to the side provides ample private hardstanding. There is a gateway that leads into a gorgeous well stocked Cottage garden with sitting area areas and walkways.

Burnt Yates is a popular village, there is a primary school, with an Ofstead rating of 'Good', there is also a playground and cricket club. Burnt Yates is well placed for those who may require village amenities in Birstwith, Hampsthwaite and Ripley.

The closest is Birstwith that features a doctors surgery, primary school, village shop, post office, public house, cricket club and a bus route a bus route to Harrogate and Pateley Bridge.

