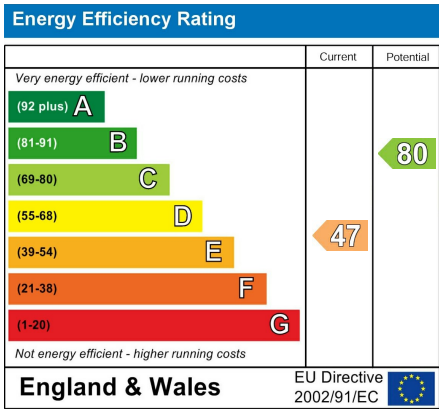


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Ripon Road. At the second Ripley roundabout take the second exit towards Pateley Bridge. Continue along the road and into Burnt Yates passing the cricket club on your right hand side where the property is easily found on your left hand side, clearly 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.



£450,000

4 Springfield Terrace, Burnt Yates, Harrogate, HG3 3EL
3 Bedroom House - Semi-Detached

A very well presented three bedroomed period cottage which offers well proportioned living accommodation with character features throughout and benefitting from a converted garage which offers a multiple of uses and located in Burnt Yates on the outskirts of Harrogate.



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 and double glazing the living accommodation comprises; lounge with stunning fireplace housing the wood burning stove, open plan dining kitchen with granite worktops, range cooker, integrated appliances including, dishwasher, washing machine and wine fridge.

On the first floor the landing leads to the spacious Master bedroom, good sized second double bedroom and modern house bathroom with walk in shower, separate bath, w/c and hand basin. On the second floor is a third double bedroom with a Velux.

One of the main features of this lovely home is the converted double garage which has two sets of bi folding doors and they lead into the open plan living area which is an idea play room/studio/gym or even an extra reception room with another useful room upstairs which could be a gym or study/office area and has useful eaves storage.

Outside to the front of the property is a gated pathway which leads to the front door and there is a fully enclosed lawn area with well stocked flower beds. There is a shared driveway that runs along the side of the house to the rear where there is off street parking available for two vehicles in front of the converted garage. There is also a courtyard garden which is fully enclosed so safe for children and/or dogs with a useful external storage cupboard.

