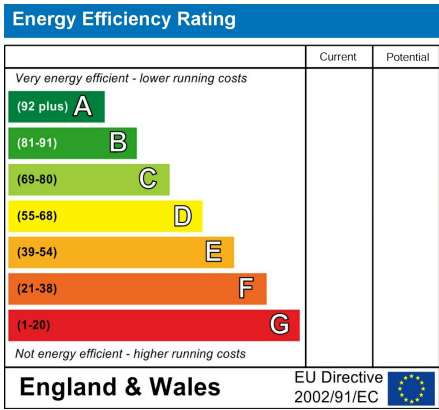


Floor Plan



Energy Performance Certificate



Directions

Proceed on the B6265 from Ripley towards Pateley Bridge. Continue through the village of Summerbridge and on entering Wilsill take the first right onto Brimham Rocks Road and the property is easily found on the left-hand side clearly marked by Hopkinsons for sale board.

Council Tax Band F 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.



£675,000

Southfield Brimham Rocks Road, Wilsill, Harrogate, HG3 5EB 4 Bedroom House - Detached

Southfield commands an elevated position that makes the most of far reaching Nidderdale views and is located in an area of outstanding natural beauty in the pretty village of Wilsill. 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 and replaced double glazed windows this charming double fronted property has been significantly extended at the rear to create a self-contained annexe ideal for those that wish to work from home or for those with dependent relatives. Harrogate is an approximate 12 mile journey away and Pateley Bridge is just over a mile away providing a good range of shopping opportunities.

The property which has been meticulously maintained briefly comprises entrance porch, reception hall, guest cloakroom, bayfront lounge with stunning far reaching views, a similar sized sitting room with a similar view looking all the way down the valley.

There is a modern breakfast kitchen with instant boiling tap, Smeg cooking range and space for white goods, dining room. Additionally there is an annexe which has its own approach creating a sitting room, shower room and double bedroom. The bedroom has been used as a hobby's room or could be a really nice playroom for those with family needs.

At first floor, there are three generous double bedrooms two of which have stunning far reaching countryside views. There is a single nursery bedroom and two shower rooms.

Outside the property house a long private driveway with a sliding wrought iron gate that could be electrified. There is ample hardstanding for a number of cars on a long private driveway with a sliding wrought iron gate that could be electrified. There is ample hardstanding for a good number of cars on the driveway. There are steps that lead to a raised shaped lawned garden which has far reaching views.

