



GARAGE/WORKSHOPS 32' x 18'8"
with three doors, power and light.

DETACHED BYRE 20' x 20'



**CAWTHORN HOUSE
BURNT YATES**

£775,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

4 BEDROOMS

4 RECEPTION ROOMS

2 BATHROOMS

COUNCIL TAX: G

ENERGY RATING: TBC

TENURE: FREEHOLD

An exceptional opportunity to purchase this extremely spacious, detached family home located in a private, quiet cul-de-sac, adjacent to open countryside.

The property is located within the sought-after village of Burnt Yates where there is a local school and easy access to the surrounding villages with their own amenities, all forming part of The Nidderdale Area of Outstanding Natural Beauty, with Harrogate a short distance away.

The property has been extended over recent years and improved dramatically to create extensive internal accommodation with the added benefit of a triple garage/workshop and a detached stone byre, that formally had planning consent to convert into a separate annex.

The property benefits from oil fired central heating and double glazing and comprises: Large conservatory, open plan dining kitchen with fitted units and Rangemaster Elan, separate utility room and ground floor wet room, dining room, living room, large family room and inner hallway with study area.

To the first floor are four bedrooms, a house bathroom and a large storage cupboard. There is ample space to create en-suite facilities subject to the buyers requirements.

DIRECTIONS - HG3 3EJ

From Harrogate take the A61 Ripon Road and continue through Killinghall and Ripley. At the roundabout take the second exit onto B6165. Continue through Bedlam to Burnt Yates.



TOTAL FLOOR AREA: 1773 sq.ft. (164.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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OUTSIDE

The property is approached via a five bar gate leading to a long driveway with ample parking for several vehicles, leading to a yard area with access to...

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There are enclosed gardens with a flagged patio area and dry stone boundary walling.



APPROXIMATE DISTANCES

Town Centre	6.5 miles
Railway Station	6.5 miles
Bus Route	2 miles
Airport	17.5 miles



INSIDE

GROUND FLOOR

Conservatory	19'7" x 6'7"
Dining Kitchen	19' x 13'6"
Utility Room	6'7" x 6'
Wet Room	6' x 3'4"
Dining Room	11' x 11'
Living Room	13'7" x 13'6"
Family Room	18'6" x 12'1"
Inner Hallway	13' x 5'6"





FIRST FLOOR

Landing

Bedroom One 13'6" x 11'5"

Bedroom Two 16'5" x 7'9" plus door recess

Bedroom Three 13'7" x 9'5"

Bedroom Four 12' x 6'2"

Bathroom 6'8" x 5'4"

