



**GREENFIELDS
LOW LAITHE
£575,000**

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.

A deceptively spacious, stone built, detached property located in this much sought after village, adjacent to open countryside, with far reaching views, forming part of the beautiful Nidderdale Valley area of outstanding natural beauty.

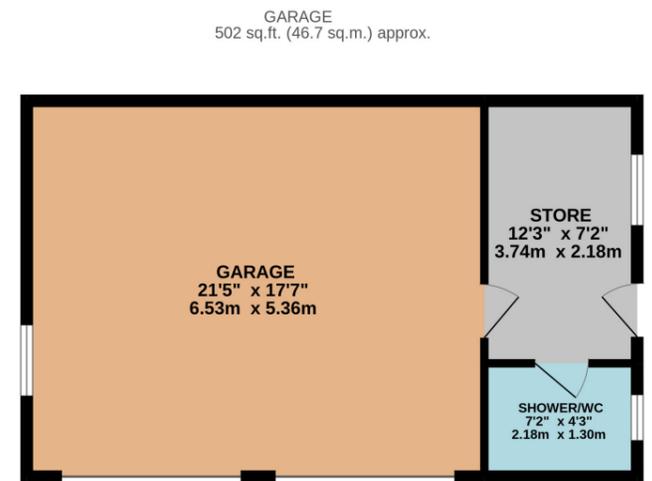
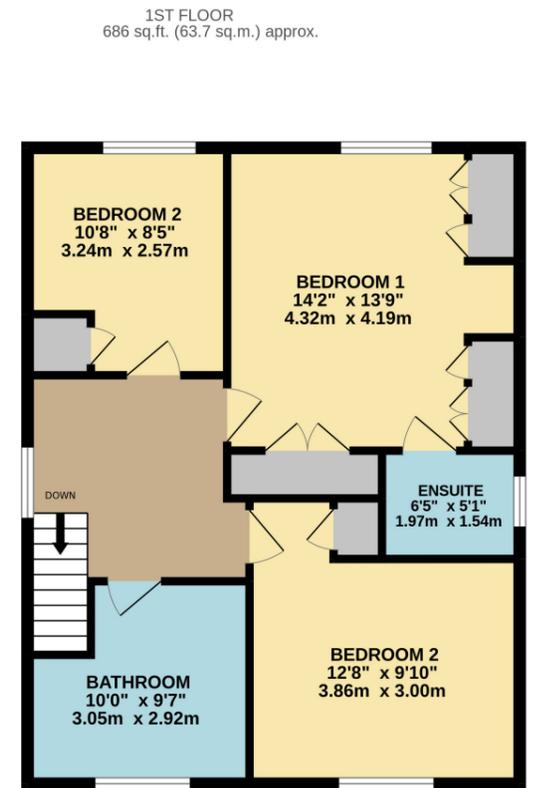
The property is located within easy access of the local village amenities including shops, schools and recreational areas.

The property has great potential for extension and improvement - subject to the usual consents and truly requires an internal inspection to appreciate the well planned and spacious accommodation which has the benefit of double glazing, central heating and a large Aga, along with good sized garage and large gardens.

In brief the property comprises: Entrance hall, cloakroom with wc, utility room, breakfast kitchen with fabulous green Aga, spacious living room, garden room, three double bedrooms, en-suite shower room and a large house bathroom.



- 3 BEDROOMS**
- 2 RECEPTION ROOMS**
- 2 BATHROOMS**
- COUNCIL TAX: F**
- ENERGY RATING: TBC**
- TENURE: FREEHOLD**



TOTAL FLOOR AREA : 2081 sq.ft. (193.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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APPROXIMATE DISTANCES

Town Centre	9 miles
Railway Station	9 miles
Bus Route	170 metres
Airport	17 miles

INSIDE

GROUND FLOOR

- Entrance Hall
- Utility Room 5'2" x 4'3"
- Breakfast Kitchen 17' x 13'4"
- Cloakroom with wc
- Living Room 23' x 16'5"
- Garden Room 13'5" x 11'3"





OUTSIDE

To the front of property is a good sized driveway with ample off street parking.

A side drive with gates leads to the rear of the property where there is a large **detached double garage 21'5" x 17'7"** and a **storeroom 12'3" x 7'2"** with a separate shower room.

There are large lawned gardens with gravelled pathways, a flagged patio and a greenhouse.

DIRECTIONS - HG3 4DD

From Harrogate take the Ripon Road (A61), passing through Killinghall. At the second Ripley roundabout take the second exit (B6165). Follow the road to Low Laithe where the property is situated on the left hand side.

FIRST FLOOR

Landing	8'5" x 8'3"
Bedroom One	14'2" x 13'9"
En-suite	6'5" x 5'
Bedroom Two	12'8" x 9'10"
Bedroom Three	10'8" x 8'5"
House Bathroom	10' x 9'7"