



Langdale House, Glasshouses, HG3 5QH

- Located in the picturesque village of Glasshouses
- Generous private rear garden
- Features four well-proportioned bedrooms
- Inviting reception room perfect for entertaining or relaxing
- Includes a convenient downstairs WC
- Detached house offering privacy and spacious living
- Off-road driveway parking for two cars
- Bedroom one includes an en suite bathroom
- Spacious utility and boot room for practical daily living
- Council Tax Band E

Guide Price £425,000



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DESCRIPTION

Located in the charming village of Glasshouses, this delightful detached house offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, including a particularly spacious master bedroom complete with an en suite bathroom, this property is ideal for families seeking both space and convenience.

Upon entering, you are greeted by an inviting reception room, perfect for entertaining guests or enjoying quiet family evenings. The generous utility and boot room add practicality to daily life, providing ample storage, a dedicated space for laundry, and the perfect spot to store outdoor gear so you can make the most of the stunning scenery and beautiful river walks nearby. From the doorstep, you can enjoy a leisurely walk into the picturesque village of Pateley Bridge, home to an array of independent shops, charming coffee shops, cosy cafés, and welcoming pubs. A convenient downstairs WC further enhances the functionality of the home.

The property boasts a generous private rear garden, an ideal sanctuary for outdoor activities, gardening, or simply relaxing in the sun. The driveway offers off-street parking for up to two cars, ensuring you and your guests have easy access to the home.

With its blend of spacious living areas, modern amenities, and a beautiful garden, it presents an excellent opportunity to settle in a picturesque part of Harrogate. Don't miss the chance to make this lovely property your new home.

EPC

Energy rating D

This property produces 4.5 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: E



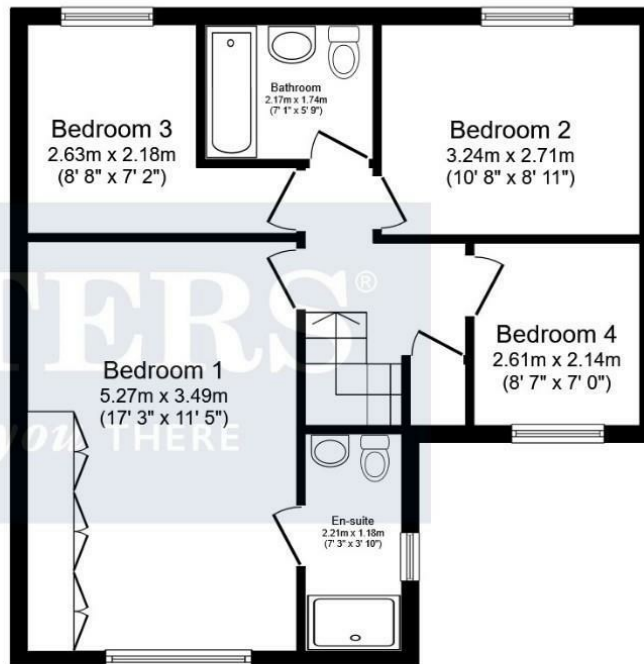


Langdale House, Langdale House, Harrogate, Glasshouses, HG3 5QH, GB



Ground Floor

Floor area 63.5 sq.m. (684 sq.ft.)



First Floor

Floor area 54.6 sq.m. (588 sq.ft.)

Total floor area: 118.1 sq.m. (1,272 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Viewings

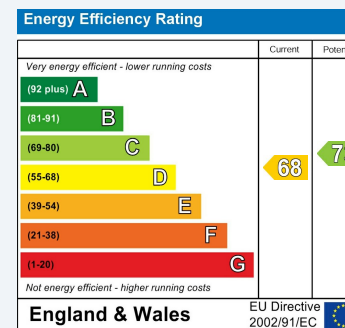
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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