



## Town Street, Shaw Mills, Harrogate

- Located in the picturesque village of Shaw Mills
- Main bedroom benefitting from an en suite
- Three double bedrooms and one single / office
- Open plan lounge and diner
- Early viewing highly recommended
- Driveway parking for two cars
- Garage provides extra storage space
- Beautiful countryside views
- Low maintenance exterior
- Council Tax Band D

**Guide Price £300,000**





# Town Street, Shaw Mills, Harrogate

## DESCRIPTION

Located in the charming village of Shaw Mills, this house offers a perfect blend of comfort and style. With its prime location on Town Street, residents can enjoy the tranquillity of rural living while being just a short drive from the town of Harrogate.

The open lounge and dining area create a warm and welcoming atmosphere, perfect for family gatherings or hosting friends. The house features four well-proportioned bedrooms, including three double bedrooms and one single, providing ample space for family or guests. The main bedroom is particularly impressive, complete with an en suite bathroom for added convenience and privacy.

The property also includes two bathrooms, ensuring that morning routines run smoothly for everyone. For those with vehicles, parking is a breeze with space for three cars, including a driveway that accommodates two vehicles and a garage that offers additional storage options.

One of the standout features of this home is the stunning rolling countryside views that can be enjoyed from various vantage points throughout the property. This picturesque setting enhances the overall appeal, making it a perfect retreat from the hustle and bustle of everyday life.

In summary, this house in Shaw Mills is an exceptional opportunity for those seeking a spacious family home in a serene location, with the added benefits of modern amenities and beautiful surroundings. Don't miss the chance to make this lovely property your own.



EPC  
Energy rating D  
This property produces 3.6 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: D





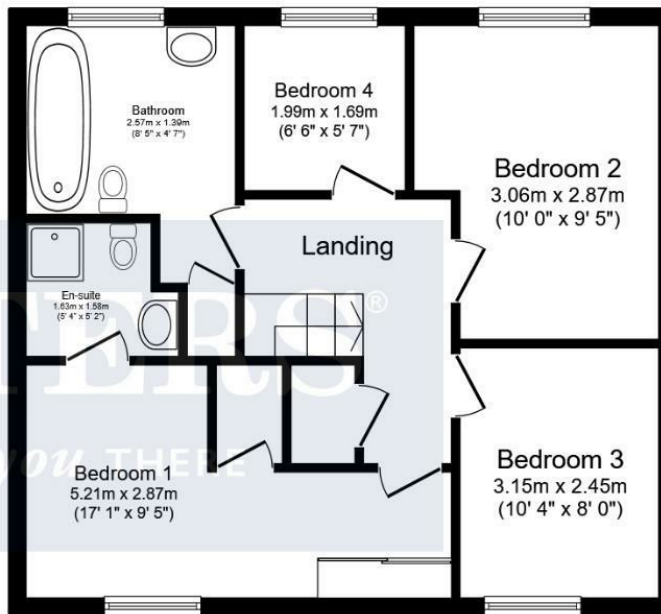


5, Town Street, Harrogate, Shaw Mills, HG3 3JF, GB



Ground Floor

Floor area 58.3 sq.m. (627 sq.ft.)



First Floor

Floor area 54.8 sq.m. (590 sq.ft.)

Total floor area: 113.1 sq.m. (1,218 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](http://www.Propertybox.io)

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### Viewings

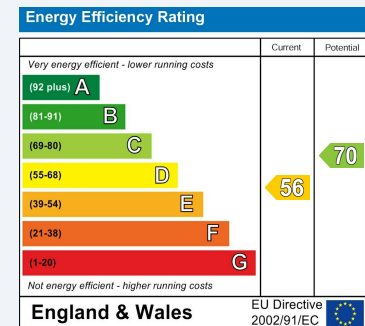
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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