

## Colber Lane, Bishop Thornton, Harrogate, HG3 3JR

- Semi-detached cottage located in the sought-after village of Bishop Thornton
- Two generously sized double bedrooms, one with an en suite
- Driveway providing off-street parking for up to three vehicles
- Picturesque village location with easy access to local amenities
- Early viewing highly recommended
- Peaceful rural setting surrounded by rolling countryside and lush greenery
- Bright conservatory to the rear, enjoying year-round countryside views
- Useful outbuilding offering versatile storage or workshop potential
- A perfect blend of character, comfort, and countryside lifestyle
- Council Tax Band C

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**Guide Price £375,000**

# Colber Lane, Bishop Thornton, Harrogate, HG3 3JR

## DESCRIPTION

Located in the popular village of Bishop Thornton, this attractive modern semi-detached cottage on Colber Lane offers a comfortable home in a rural setting.

The property provides two well-proportioned double bedrooms, one of which benefits from an en-suite, along with a separate shower room.

On entering the property, you are welcomed into an entrance hall which leads through to a well-presented reception room, offering a pleasant space for both relaxing and entertaining. A log burner provides a central feature and adds warmth and character.

The high-quality open-plan kitchen and dining area creates a sociable and practical space, well suited to everyday living as well as hosting family and friends. To the rear, the conservatory offers a versatile additional living area and enjoys open views across the surrounding fields and countryside, allowing the outlook to be appreciated throughout the year.

Set within a picturesque village, the property is surrounded by open countryside and rolling hills, making it particularly appealing to those who enjoy a quieter way of life. Externally, the property benefits from a driveway providing parking for multiple vehicles, along with an outbuilding which offers useful storage or potential for alternative uses such as a workshop.

This cottage offers an appealing balance of rural living while remaining within easy reach of local amenities. An ideal opportunity for buyers seeking character, space and countryside views in a well-regarded village location.



## EPC

Energy rating E

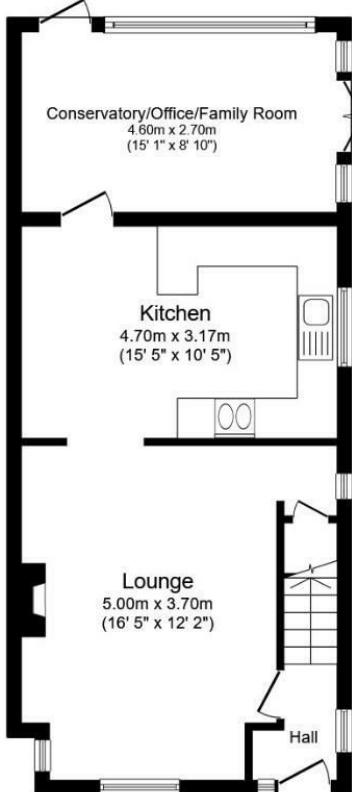
This property produces 4.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

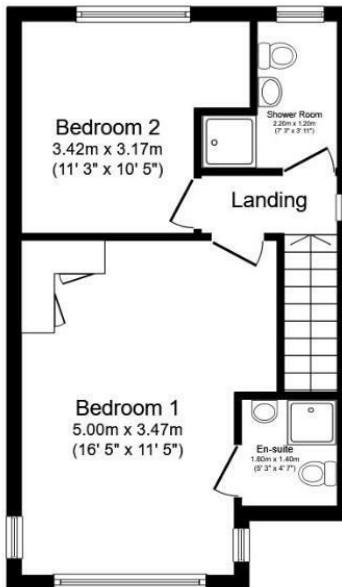




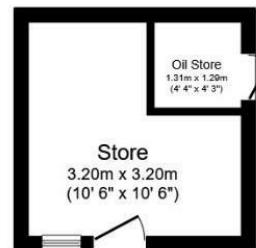
## Ground Floor

Total floor area 100.0 sq.m. (1,076 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



## First Floor



## Outbuilding

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.