



Westminster Close, Burn Bridge, Harrogate, HG3 1LT

- Quiet cul-de-sac location in Burn Bridge
- Extended into the loft giving the property two extra bedrooms
- Garage for extra storage
- Two / three double bedrooms
- Early viewing highly recommended
- Ideal for all buyers wanting to put their own stamp on a property
- Driveway for off road parking
- Private rear garden
- Close to local amenities and transport links
- Council Tax Band F

Guide Price £475,000



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DESCRIPTION

Situated on a quiet cul-de-sac in the desirable village of Burn Bridge, this 2/3 bedroom home on Westminster Close offers a comfortable and practical living space, ideal for a range of buyers including families, professionals alike, offering space to grow and make the home your own. The house requires some updating which is reflected in the price.

A standout feature is the generously proportioned reception room, filled with natural light from large front-facing windows. This versatile space is perfect for both relaxing and entertaining.

To the rear, the kitchen and dining area overlook the garden. The kitchen includes ample worktops, practical storage, and space for essential appliances. The dining area, ideal for everyday meals or entertaining guests, opens directly onto the garden via double patio doors — perfect for enjoying warmer days.

One well-sized double bedroom filled with natural light and fitted storage is located on the ground floor, offering convenience and flexibility, alongside a downstairs bathroom.

Upstairs, the home features another spacious double bedroom with fitted storage. In addition, there is a large, open-plan room currently used as an office and dressing area, with a small galleried landing. While this space has never been a formal bedroom, it offers excellent potential to be converted into a third large bedroom, with the addition of a door and partial wall or left as it is as an additional lounge, or combined office/lounge area. A second bathroom on this floor adds further convenience for residents and guests.

Outside, the private rear garden offers a peaceful, idyllic setting for outdoor dining, entertaining, gardening, or simply relaxing. To the front, there's off-road parking for two vehicles, plus a single garage offering additional parking or storage.

Westminster Close enjoys a peaceful yet well-connected setting in Burn Bridge, a charming and established residential area known for its community.



EPC
Energy rating D
This property produces 6.5 tonnes of CO2

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



5 Westminster Close, Burn Bridge



Total floor area: 127.9 sq.m. (1,376 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

Viewings

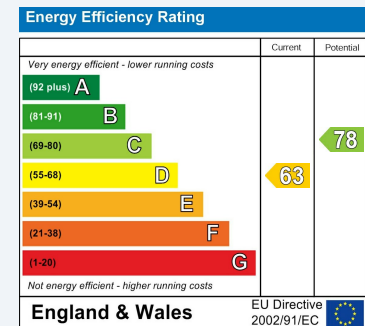
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

