

# HUNTERS®

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## Grainbeck Cottage, Wreaks Road

Birstwith, Harrogate, HG3 2NN

Guide Price £350,000



# 2 Wreaks Road

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#### Entrance Vestibule

Access via wooden entrance door, radiator, door to:

#### Lounge

14'5" x 13'4" (4.40 x 4.08)

UPVC double glazed window to front elevation, brick open fireplace, two radiators, built-in storage cupboards, door to inner hallway.

#### Study

14'8" x 9'10" (4.49 x 3.02)

UPVC double glazed windows to front and side elevations, stone flooring, TV point, fireplace, inset shelving, radiator, door to:

#### Dining Room

11'1" x 9'4" (3.38 x 2.86)

UPVC double glazed windows to side elevation, radiator, wood laminate flooring, TV point, door to:

#### Inner Hallway

Stairs to first floor, storage cupboard, door to:

#### Kitchen

9'3" x 9'2" (2.84 x 2.81)

Modern range of wall and base mounted units with working surfaces over with inset sink unit and mixer tap, inset gas hob with extractor hood over and electric oven, plumbing and space for washing machine, integrated fridge freezer, integrated dishwasher wall mounted boiler, radiator, inset ceiling spotlights, UPVC double glazed door to rear courtyard garden.

#### First Floor Landing

Doors to:

#### Bedroom

14'1" x 12'7" (4.31 x 3.84)

UPVC double glazed window to front elevation, radiator,

TV point, fitted wardrobes with sliding door which gives access to loft hatch with pull down ladders.

#### Bedroom

14'7" x 8'7" (4.47 x 2.63)

UPVC double glazed window to side elevation, TV point, feature fireplace, radiator.

#### Bedroom

11'2" x 9'11" (3.42 x 3.04)

UPVC double glazed window to side elevation, radiator, TV point.

#### Bathroom

White suite comprising panel bath with shower attachment, low level WC, pedestal wash hand basin, corner shower cubicle with mains shower over and glazed screen, heated towel rail, tiled walls, UPVC double glazed window to rear elevation.

#### Basement

11'2" x 8'8" (3.41 x 2.66)

Good head height, power and light, radiator.

#### Outside

To the rear is a good size courtyard garden with log and coal store.

#### EPC

Environmental impact as this property produces 5.5 tonnes of CO2.

#### Material Information

Tenure Type; Freehold

Council Tax Banding; C

EPC: D

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase a stunning, character three bedroom end of terrace cottage with three reception rooms, having recently undergone an extensive programme of refurbishment by the current owners to a very high standard. The property is situated in the highly sought after Nidderdale village of Birstwith with access to local amenities to include junior school, public house and convenience store.

Offering generous and flexible living space throughout, the accommodation comprises: Entrance hall, lounge with open fire, sitting room/study, dining room, modern newly fitted kitchen with integrated appliances and large cellar. To the first floor are three generous bedrooms and modern four piece bathroom.

To the outside is a rear enclosed courtyard garden with coal/log store and gate leading to the rear lane and a side garden. There is also the benefit of on-street parking.

- NO CHAIN
- Recently renovated to a high standard
  - Three reception rooms
  - Three generous bedrooms
- Newly fitted kitchen with integrated appliances
  - Enclosed rear courtyard garden
  - Large cellar
- Four piece house bathroom
  - Nidderdale village location
  - Wide ranging local amenities



## Road Map



## Hybrid Map

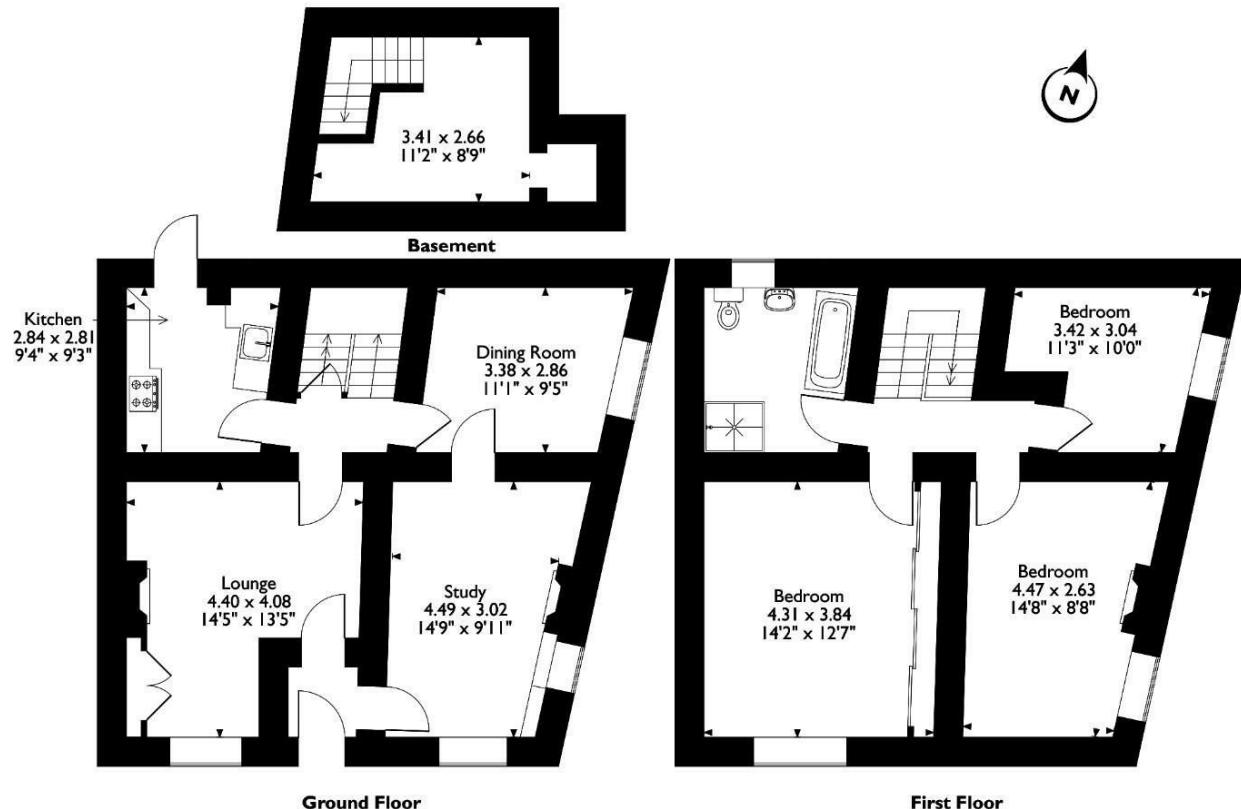


## Terrain Map



## Floor Plan

**2 Grainbeck Cottage, Wreaks Road Birstwith, Harrogate, North Yorkshire**  
**Approximate Gross Internal Area**  
**133 Sq M/1432 Sq Ft**

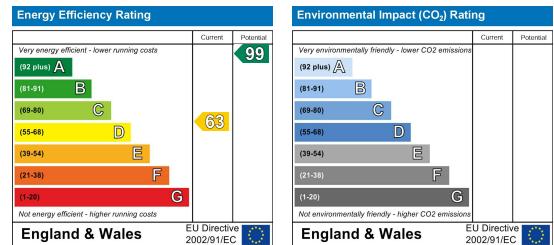


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.