



## Stone Garth, Shaw Mills, Harrogate, HG3 3HU

A superb opportunity to purchase Stone Garth, an individually designed four bedroom detached family home, situated on the banks of Thornton Beck, in the highly regarded, picturesque Nidderdale village of Shaw Mills. The property is conveniently placed to access the towns of Harrogate, Ripon and Pateley Bridge and is within commuting distance of Leeds and York.

Offering generous and flexible living space throughout, the accommodation comprises: Secure entrance porch, entrance hallway, lounge with log burning stove, a spacious, modern open plan dining kitchen, two double bedrooms, modern bathroom and separate shower room. Stairs lead down to a landing area which serves two further double bedrooms (one currently used as a gym) and a utility room with a secure door leading to the garage.

To the outside, the property has the benefit of ample off road parking for a number of vehicles, leading to the large garage with storage. The attractive, extensive split level lawn gardens are mature, leading to Thornton Beck and steps lead up to a raised terrace seating area.

We strongly recommend an early viewing to appreciate the location of this amazing home and the accommodation on offer.



**Guide Price £625,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**

**Council Tax: F**



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## DESCRIPTION

### Entrance Porch

Access via UPVC entrance door, stone flooring, UPVC double glazed window to rear elevation, door to:

### Hallway

Double storage cupboard, electric radiator, inset ceiling spot lights, stairs to ground floor, door to:

### Kitchen / Diner

27'0" x 10'6"

Quality modern range of wall and base mounted units with wooden working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor hood over and double electric oven under, integrated dishwasher and fridge freezer, laminate flooring, inset ceiling spot lights, electric radiator, space for family dining table, UPVC double glazed windows to side, front and rear elevations.

### Lounge

20'8" x 17'2"

Two UPVC double glazed windows to front elevations, TV point, feature fire place with log burning stove.

### Bedroom One

14'10" x 11'2"

UPVC double glazed windows to front and side elevations, radiator.

### Bedroom Two

14'10" x 9'8"

UPVC double glazed windows to rear and side elevation, radiator.

### Bathroom

Modern white suite comprising panel bath with shower attachment over and glazed screen, low level WC, pedestal wash hand basin, tiled wall and floor, UPVC double glazed window to rear elevation.

### Shower Room

Modern white suite comprising corner shower cubicle with mains shower over and glazed screen, low level WC, pedestal wash hand basin, tiled floor, UPVC double glazed window to rear elevation.

### Ground Floor Hallway

Access via UPVC entrance door, UPVC double glazed window to side elevation, under stairs storage cupboard, doors to:

### Bedroom Three

14'9" x 10'0"

Two UPVC double glazed windows to front elevation, radiator, storage cupboard.

### Bedroom Four / Gym

14'4" x 11'1"

UPVC double glazed window to front elevation, laminate flooring.

### Utility

14'2" x 5'2"

Plumbing and space for washing machine, space for tumble dryer, door to:

### Garage

26'11" x 10'8"

Storage

### Outside

Extensive mature gardens surrounding the property.

### EPC

Environmental impact as this property produces 11.0 tonnes of CO2.

### Material Information

Tenure Type; Freehold  
Council Tax Banding; F









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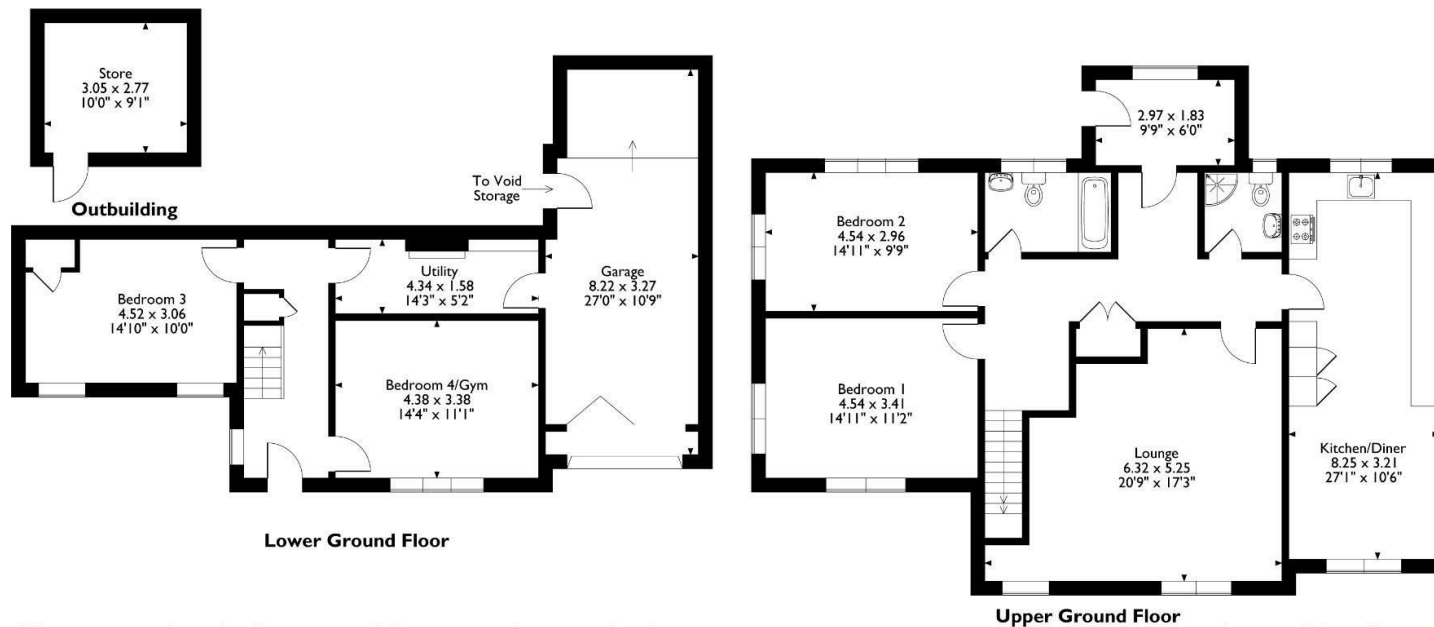
Approximate Gross Internal Area

Main House = 166 Sq M/1787 Sq Ft

Garage = 26 Sq M/280 Sq Ft

Outbuilding = 8 Sq M/86 Sq Ft

Total = 200 Sq M/2153 Sq Ft



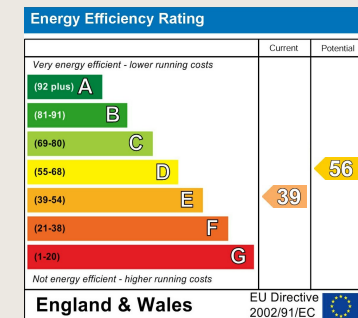
Lower Ground Floor

Upper Ground Floor

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.

## 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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