

# HUNTERS<sup>®</sup>

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## Low Mill Court

Shaw Mills, Harrogate, HG3 3HJ

Council Tax: F

**Guide Price £425,000**





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### Entrance Hall

Access via glazed composite entrance door, radiator, stairs to first floor, doors to:

### WC

Low level WC, wash hand basin.

### Lounge

17'8" x 12'5" (5.40 x 3.79)

UPVC double glazed window to front elevation, UPVC double glazed sliding doors, TV point, feature fire place, two radiators.

### Dining Room

12'11" x 9'5" (3.96 x 2.89)

UPVC double glazed window, radiator.

### Breakfast Kitchen

17'8" x 9'3" (5.40 x 2.84)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor hood over and double electric oven under, plumbing and space for dishwasher, space for tall fridge freezer, breakfast bar, part tiled walls, UPVC double glazed window to rear elevation, UPVC double glazed stable style door to rear gardens, door to:

### Utility

7'5" x 5'7" (2.27 x 1.72)

Base units with working surfaces over with inset stainless steel sink

unit. plumbing and space for washing machine, space for tumble dryer, wall mounted boiler, UPVC double glazed window to rear elevation, door to garage.

### First Floor Landing

UPVC double glazed window to front elevation, radiator, airing cupboard, loft access with pull down ladder and light, doors to:

### Bedroom One

17'10" x 14'2" (5.46 x 4.33)

UPVC double glazed windows to rear elevation, UPVC double glazed window to front elevation, two radiators, fitted bedroom suite with wardrobes and drawers, door to:

### Ensuite Bathroom

White suite comprising panel bath with shower attachment, low level WC, pedestal wash hand basin, part tiled walls, radiator, UPVC double glazed window to front elevation.

### Bedroom Two

13'10" x 10'2" (4.22 x 3.10)

UPVC double glazed window to rear elevation, radiator, built in wardrobe.

### Bedroom Three

17'1" x 7'9" (5.23 x 2.37)

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

### Bedroom Four

13'4" x 9'5" (4.08 x 2.88)

UPVC double glazed window to side elevation, radiator.

### Bedroom Five / Office

13'4" x 7'11" (4.08 x 2.43)

UPVC double glazed window to front elevation, radiator.

### Bathroom

Modern white suite comprising panel bath, pedestal wash hand basin, low level WC, part tiled walls, radiator, UPVC double glazed window to rear elevation.

### Double Garage

18'9" x 17'1" (5.74 x 5.21)

Two up and over doors, windows to side and rear elevation, power and light laid on.

### Outside

A block paved driveway provides ample off street parking. To the rear is an attractive mature garden with open views, laid mainly to lawn with mature flower/shrub beds and paved patio seating area.

### EPC

Environmental impact as this property produces 4.8 tonnes of CO2.

### Material Information

Tenure Type; Freehold  
Council Tax Banding; F

Located in the highly regarded Nidderdale village of Shaw Mills is this superb five double bedroom family home with amazing open views over countryside to the rear and offers generous and flexible living space throughout with over 2,000 sq ft of accommodation. Shaw Mills is conveniently placed to access the towns of Harrogate, Ripon and Pateley Bridge and within commuting distance to Leeds and York.

The generous accommodation is fronted by a shared communal courtyard with ample parking and attached double garage and comprises: Entrance hallway with guest WC, lounge with double doors, dining room, breakfast kitchen and utility room with door opening to the attached garage. To the first floor, a landing serves five double bedrooms, bedroom one with en-suite bathroom, and a modern house bathroom.

To the rear is an attractive enclosed, mature garden laid mainly to lawn with patio seating area, mature shrubs and bushes and gate leading to the front.

We strongly recommend an early viewing to appreciate the location and accommodation on offer.

- ATTRACTIVE NIDDERDALE VILLAGE
  - Five double bedrooms
  - Over 2,000 sq ft of accommodation
- Easy access to Harrogate, Ripon & Pateley Bridge
  - En-suite bathroom
- Superb family home
  - Amazing open views to the rear
  - Ample parking & double garage
- Attractive rear garden with open views
  - Breakfast kitchen & utility room





Road Map



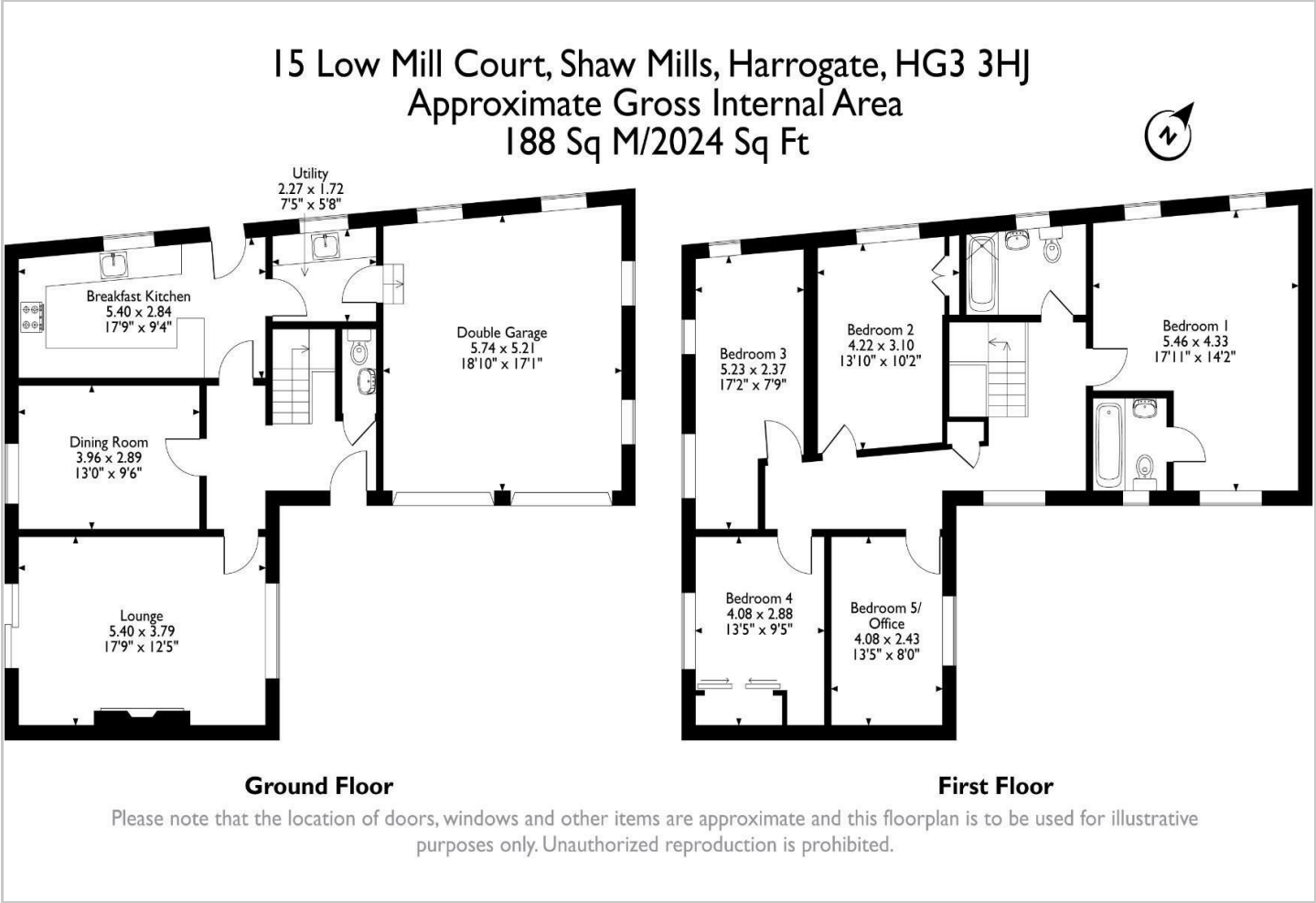
Hybrid Map



Terrain Map



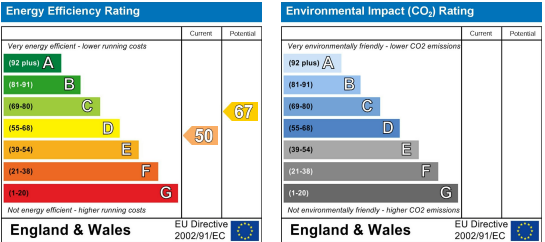
Floor Plan



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.