

**CLIFF COTTAGE, BARROWBY LANE
KIRKBY OVERBLOW****£650,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An extremely rare opportunity to purchase this stone built, detached cottage situated on the edge of the sought after village of Kirkby Overblow, to the favoured south side of Harrogate, offering easy access to north Leeds.

The property now requires further extension and modernisation - subject to the usual consents - to create a magnificent family home with far reaching views from all windows.

The property comprises: Entrance vestibule, inner hall with staircase to first floor, ground floor cloakroom, through living room and large open plan living/dining/kitchen. To the first floor are three bedrooms and a house bathroom.

3 BEDROOMS

2 RECEPTION ROOMS

1 BATHROOM

POTENTIAL TO EXTEND

SOUGHT AFTER LOCATION

ENERGY RATING - E

APPROXIMATE DISTANCES

Town Centre	5.5 miles
Railway Station	3.3 miles
Bus Route	2 miles
Airport	11.2 miles



3 BEDROOMS

2 RECEPTION ROOMS

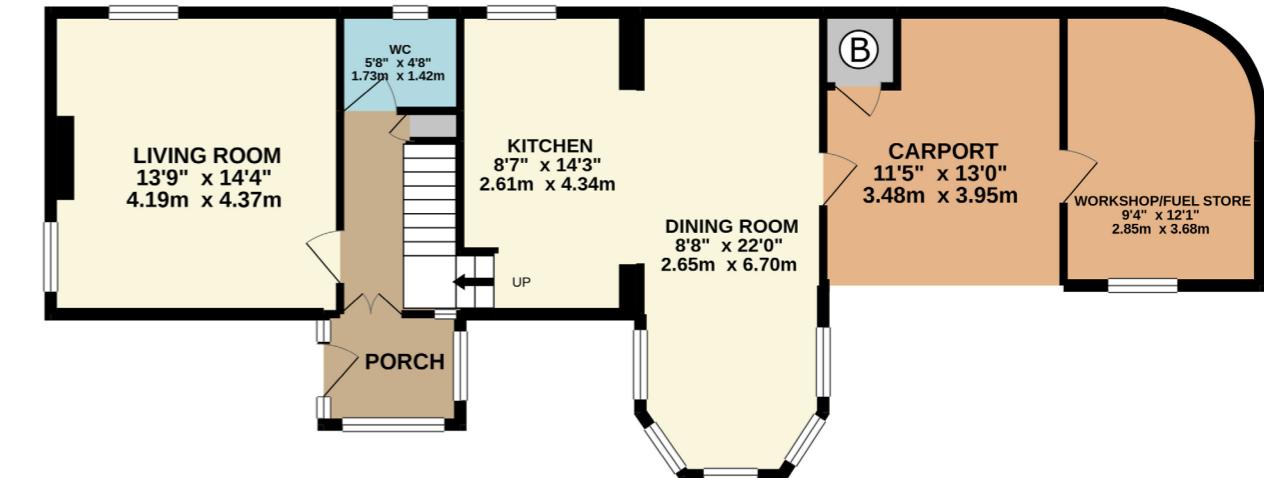
1 BATHROOM

POTENTIAL TO EXTEND

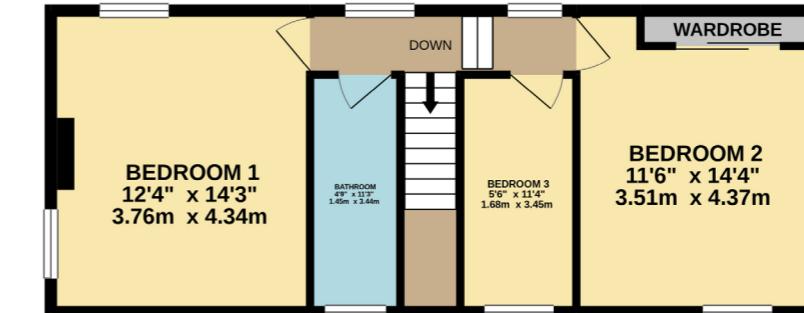
SOUGHT AFTER LOCATION

ENERGY RATING - E

GROUND FLOOR
877 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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INSIDE

GROUND FLOOR

Entrance Vestibule	6'6" x 5'3"
Entrance Hall	9'8" x 5'8"
Cloakroom with wc	5'8" x 4'8"
Living Room	14'4" x 13'9"
Kitchen	14'3" x 8'7"
Dining Room	22' x 8'8"





FIRST FLOOR

Landing	
Bedroom One	14'3" x 12'4"
Bedroom Two	14'4" x 11'6"
Bedroom Three	11'4" x 5'6"
Bathroom	11'3" x 4'9"



OUTSIDE

To the front of the property is a gravelled driveway leading to the rear of the property .

Open Car Port **13' x 11'5"**

Large Workshop **12'1" x 9'4"**

To the rear of the property are lawned gardens with a **summerhouse** and well planted flowering borders.

A beautiful stone boundary wall surrounds the property.

AGENT'S NOTE

The property is positioned in a elevated location with far reaching views to all sides and offers the opportunity to create a magnificent family home.

DIRECTIONS - HG3 1HX

From Harrogate take the Leeds Road out of town and at the roundabout take the first turning onto the A658. Turn right into Follifoot Lane to Kirkby Overblow. At the T-junction turn left into Barrowby Lane where the property is situated on the left hand side.

TENURE

The tenure of the property is freehold.