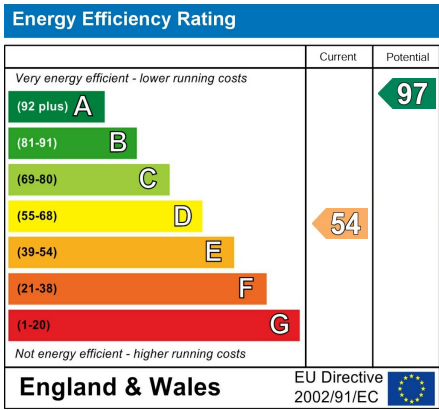


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Ripon Road and continue through Killinghall. Once you get to the first Ripley roundabout take the third exit towards Knaresborough. Continue along the road and before entering Nidd there is a row of terraces on your right hand side. Go down the shared driveway and the property is on your left hand side with the parking area is on your right.

Council Tax Band C Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£425,000

Strawberry Cottage, 4 Station Cottages, Nidd, HG3 3BG

2 Bedroom Cottage

A charming two bedroomed semi-detached cottage offering well proportioned living accommodation with character features throughout and benefitting from a superb location on the outskirts of Harrogate but has stunning countryside views.



HOPKINSONS
E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH
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Description

The living accommodation comprises an open plan country kitchen with electric hob, oven, integrated appliances and a wood burning stove in the seating area. The adjacent cosy lounge has a feature open fireplace and decorative door leading into the dining room, again with feature fireplace and vaulted ceiling. French windows lead out onto the rear gravelled garden area with patio and pergola.

On the first floor the panelled library landing leads to the Master bedroom with fitted wardrobes and ensuite shower room with walk in shower, w/c and hand basin. There is a good sized second double bedroom with fitted wardrobes and across the hall is the house bathroom with separate bath, walk in shower, w/c and hand basin. The cottage offers ample storage throughout including additional boarded loft space.

At the front of the property there is a flagged patio area with plenty of space for seating and an outbuilding which is currently being used as a studio. Beyond the patio is a gravelled area with off street parking for multiple vehicles, an enclosed lawned garden with pond, well stocked flower beds, raised vegetable beds and a secluded decked dining area with fantastic views over open fields. There is a summerhouse adjacent to the parking area which is currently being used as a treatment room but offers further potential for development for a variety of uses. A particular feature of the garden area is the treehouse above the summerhouse with superb far reaching westerly views over the surrounding open countryside.

Situated in Nidd, Strawberry Cottage is in a fantastic location with the village of Ripley close by with Village shop, Church, Pub, Cafe, Primary school and a regular bus service between Harrogate, Ripon and Leeds. There is easy road access to Harrogate, Knaresborough, Ripon and the A1M.

