

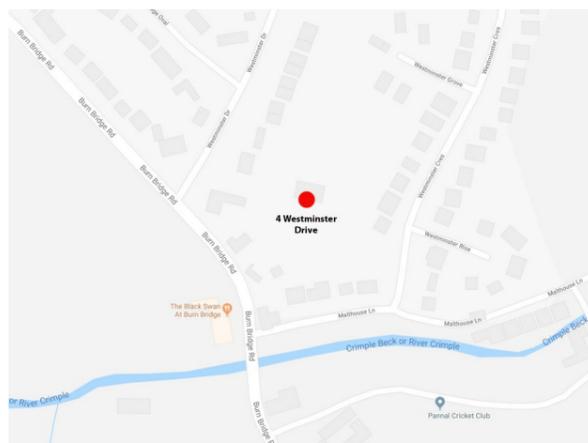


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	79		77
58		53	

England & Wales EU Directive 2002/91/EC



### Viewing arrangements

Strictly by appointment through Myrings  
 Telephone 01423 566400  
 Email enquiries@myringsestateagents.com

### Directions

Leaving Harrogate along the A61 Leeds Road passing by Pannal, turn right off the main road where signposted towards Burn Bridge. Continue ahead proceeding past the Black Swan Public House then turning right into Westminster Drive where the private drive can be found on the right hand side.



4 Westminster Drive, Burn Bridge

Guide price £950,000

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4 Westminster Drive, Burn Bridge, North Yorkshire, HG3 1LW

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**An imposing five bedroom semi-detached Victorian Villa with accommodation over four floors standing in approximately 1/2 an acre of mature gardens, located down a private shared drive in the sought after village of Burn Bridge.**

Retaining much of its original charm and character the property with gas fired central heating comprises in brief. Entrance porch, main reception hall, bay fronted sitting room with a feature white marble fireplace and fitted solid fuel burning stove. Fitted bookcase and shelving to chimney breast. Ceiling cornice and picture rail. Morning room with a feature white marble fireplace and recessed stove. Dining room with fitted bookcase and two sets of French doors that open to Juliette balconies and look onto the gardens. Hand built breakfast kitchen with a recessed 'Aga', integrated appliances, black granite work surfaces and tiled floors. Floor to ceiling windows and double doors leading out to the patios. Utility room and guest w/c. Lower ground floor office with cupboards, wine store and access to a cellar store room. First floor

landing, master bedroom one with en-suite shower room. Bedroom two and house bathroom. Second floor landing, three further bedrooms. Outside the house is approached via a winding private driveway, which leads to a large gravelled forecourt. Detached double garage. Flagged patios. Steps lead down to amazing mature gardens of some size, completely private with a dense tree and hedged boundary. A range of flower beds and shaped borders.

Occupying a desirable, very secluded position down a private drive in the sought after village of Burn Bridge, Westminster Drive is conveniently located within a short drive of Harrogate's town centre which offers excellent boutique shopping as well as fine restaurants and bars. The area is also renowned for its choice of reputable schooling for all ages including Pannal Primary and Ashville College. Local train stations at Pannal and Harrogate provide regular services to the main hubs at Leeds and York, and the A1M linking into the national motorway network is only 5 miles away. Leeds Bradford International Airport is a mere 20 minute drive.



**Bus**  
5 minutes walk



**Main Roads**  
A1M 9.1 miles



**Train**  
Harrogate 3.3 miles



**Airport**  
Leeds Bradford 9.6 miles

**Fixtures & fittings**

Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**

All mains services are connected to the property.

**Rating Authority**

Harrogate Borough Council Tax Band G

**Tenure**

Freehold