



### Viewing arrangements

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

### Directions

Proceed out of Harrogate on the A61 Ripon Road and through the village of Killinghall. Continue ahead past the village of Ripley turning left at the second roundabout signposted towards Pateley Bridge. Follow the road over the hump back bridge and up the hill through Bedlam. Continue ahead turning left into Clint Garth where the property can be found on the right hand side.



Garth House, Clint Garth, Harrogate

£659,950

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 **myrings.property**

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'Garth House' is a fabulous 4 bedroom stone built detached house built in the 1980's, having been meticulously refurbished and extended to provide, modern open plan family living. Standing in a private, extensive plot with planning granted to extend to the side and create a further two storey and a double Oak framed carport. The property also has planning consent for an additional two storey side extension to create a ground floor reception room/bedroom and en-suite together with a first floor bedroom, dressing room and en-suite.

With oil fired central and double glazing the property comprises in brief. Entrance porch, main reception hall with wooden floor and a wc. Living room with a feature stone fireplace with a recessed solid fuel burning stove and ceiling cornice. Extending to the conservatory addition with solid Oak wooden floors and French doors leading to the gardens. Hand built living kitchen with integrated appliances, central island and granite work surfaces over. Ceiling cornice. Extending into a dining room with by folding doors to the gardens. Play room and study. Utility room. Converted gym/leisure room or family room. First floor landing, master bedroom one with a dressing room, additional fitted wardrobes and a luxurious en-

suite bathroom with walnut style wooden flooring. Guest bedroom two with en-suite shower, two further bedrooms and house bathroom. Outside the house is approached via double five bar timber gates. Ample driveway parking. Single garage. To the side of the house there is planning consent granted for a carriage house 6.1m x 6.1m, which is a 2 bay garage. 'Garth House' sits in fabulous private gardens, mainly laid to lawn with high hedged boundaries. Flagged patios ideal for garden furniture. The property has planning consent for an additional two storey side extension to create a ground floor reception room/bedroom and en-suite together with a first floor bedroom, dressing room and en-suite.

'Garth House' is situated close to the Estate village of Ripley which offers a range of everyday facilities including a hotel/public house, primary school, post office, general store, butcher and a church. There are a wide variety of shopping facilities in Harrogate which lies about 6 miles to the south. For the commuter, the business centres of Leeds, Bradford and York are all recognised to be within daily travelling distance and rail services from central Harrogate connect with the mainline at York and Leeds and give access to Londons Kings Cross to the south and Edinburgh to the north. In addition, Leeds/Bradford International Airport is 17 miles to the south



**Bus**  
5 minute Walk



**Main Roads**  
A1(M) 10.6 Miles



**Train**  
Harrogate 6.5 Miles



**Airport**  
Leeds Bradford 17.3 Miles

**Fixtures & fittings**  
Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**  
Mains electricity, water and drainage are connected to the property. Heating is oil fired.

**Rating Authority**  
Harrogate Borough Council Tax Band G

**Tenure**  
Freehold