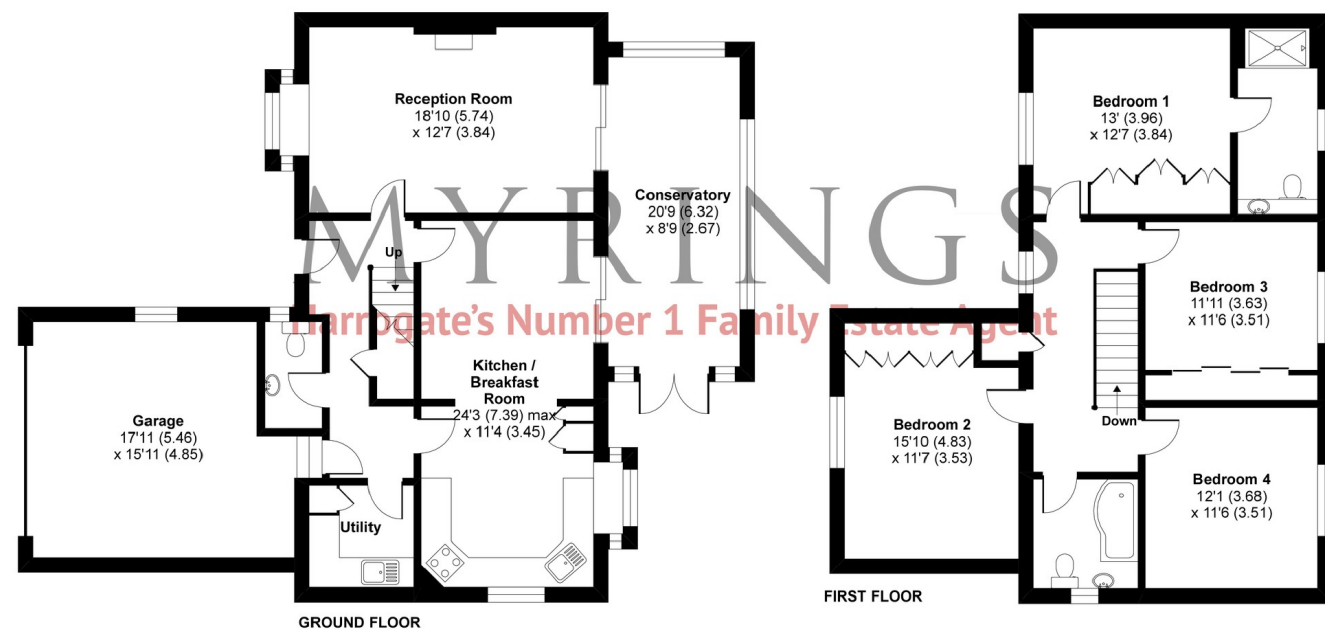




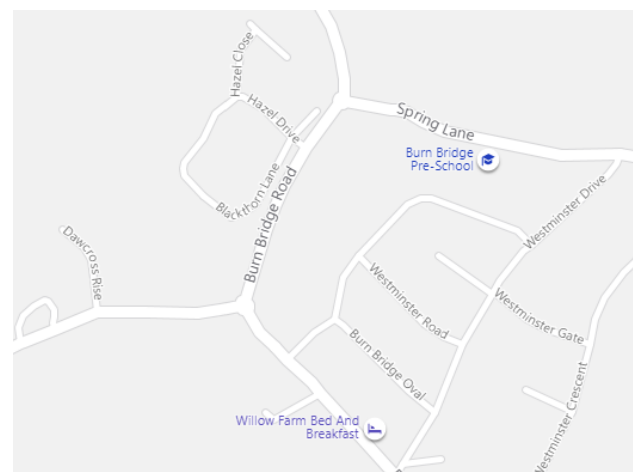
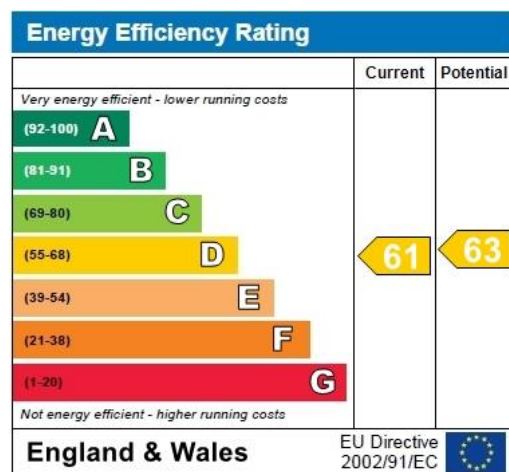
Hazel Drive, Burn Bridge, HG3

Approximate Area = 2148 sq ft / 199.5 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Myrings. REF: 693439



Viewing arrangements

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

Directions

Proceed into the village of Burn Bridge Road off the A61 Leeds Road. Continue ahead proceeding past the Black Swan Public House on Burn Bridge Road, bearing right at the mini roundabout. Take the next left into Hazel Drive.



Larchwood, 13 Hazel Drive, Burn Bridge

£700,000

MYRINGS

Harrogate's Leading Family Estate Agent



Larchwood, 13 Hazel Drive, Burn Bridge, North Yorkshire,
HG3 1NY

 3  4  2

'Larchwood' is a desirable 4 bedroom detached house with a spacious 20'9 x 8'9 sun room/ conservatory addition standing in generous sized corner plot gardens with further potential to landscape, a double garage and secondary driveway for additional vehicles/caravan situated in a quiet cul-de-sac in the sought after village of Burn Bridge.

Having further potential to extend and re-model and with gas fired central heating and upvc double glazing the property comprises in brief. Covered entrance, reception hall with cloaks cupboard, guest wc and access door to the garage. Main living room with a modern fireplace, wall lights and ceiling cornice. Patio doors leading to a spacious sunroom/ conservatory addition with tiled floors and double doors out onto the gardens. Dining room with new modern wooden floors and patio doors to the sunroom. Extending into the modern fitted kitchen with sile stone work surfaces, integrated appliances and wooden floors. Utility room. First floor landing, principal bedroom with wardrobes and en-suite

shower room finished in porcelain tiling. Three further bedrooms and a house bathroom. Outside there is a double width block set driveway leading to a double garage with electric roller door. Shaped front and side lawns with stocked borders. Additional rear tandem driveway ideal for caravan or additional parking. Split level rear gardens with a corner timber built summer house. Feature pergola.

Occupying a corner position in a quiet cul-de-sac in the sought after village of Burn Bridge with similar high calibre family homes nearby. The adjacent village of Pannal boasts amenities which include a primary school, church, post office, shop and a railway station. Harrogate is a short drive away and offers an excellent and varied range of shopping and recreational facilities. Pannal railway station has links to Harrogate, Leeds and York where connections are available to intercity services, including London Kings Cross. As such, the property is well positioned for easy commuter access to multiple business centres in North and West Yorkshire and beyond. Leeds Bradford International Airport is within a 20 minute drive and is also served by a regular bus service.



Bus
12 minute walk



Main Roads
A1M - 9.5 miles



Train
Pannal - 0.8 miles



Airport
Leeds Bradford - 9.5 miles

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

Services
All mains services are connected.

Rating Authority
Harrogate Borough Council Tax Band G

Tenure
Freehold