



### Viewing arrangements

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

### Directions

Proceed out of Harrogate on the A61 Leeds Road turning right into the village of Burn Bridge. Follow the Burn Bridge Road, turning right into Malthouse Lane and then first left into Westminster Crescent where number 25 can be found on the left hand side.

**35 Westminster Crescent, Burn Bridge**

**£749,950**

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 [myrings.property](http://myrings.property)

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35 Westminster Crescent, Burn Bridge, North Yorkshire, HG3 1LX

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**Offered with no onward chain, this detached, deceptively spacious family home occupying a highly desirable position in the sought after village of Burn Bridge, boasts impressive living space with large balcony looking onto the enclosed rear gardens.**

Fronted by an attractive lawned garden and double width driveway, the accommodation opens to a central reception hall with guest w/c. To the front elevation there is a sitting room with feature fireplace housing a log burning stove. To the rear elevation the open plan living space with under floor heating presents a stylish modern kitchen with sociable central island, quartz work surfaces and integrated Neff appliances, formal dining area and lounge. Large sliding doors open out to the composite decked balcony with glass balustrade looking over the family lawned gardens below, covered stone flagged patio and large garden storage shed. There is a separate snug sitting room which could alternatively be utilised as a home office or children's play room.

The lower ground floor reveals useful space which is currently a gym area, a double sized guest bedroom with contemporary en-suite shower room, and a practical utility room which provides access out to the garden. To the first floor the central landing branches to an impressive house bathroom with under floor heating, bathtub and separate shower enclosure, and three double bedrooms, the largest having a dedicated dressing area and provision for en-suite facilities.

The village of Burn Bridge adjoins the neighbouring village of Pannal and is only 2 miles South of Harrogate's town centre. This village community benefits from having a highly rated Primary School, large playing fields with playground, a public house and a railway station providing regular services to Harrogate, Leeds and York. The A61 and Harrogate's Southern bypass leads to the A1M only 6 miles away which links into the national motorway network. Leeds Bradford International Airport is a mere fifteen minute drive.



**Bus**  
2 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 to the property.

**Rating Authority**

Harrogate Borough Council Tax Band F

**Tenure**

Freehold