

**HOLLY TREE COTTAGE
33 BURN BRIDGE ROAD
BURN BRIDGE
HG3 1PB**



**NICHOLLS
TYREMAN**

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A fabulous opportunity to purchase this detached family property situated within the much sought after a village of Burn Bridge,
located to the favoured south side of Harrogate

Entrance Hall | Living Room | Dining Room | Breakfast Kitchen | Study | Conservatory | Utility Room

Four Bedrooms | En-suite Shower Room | House Bathroom

Lawned Gardens | Integral garage

Council Tax: G | Energy Rating: TBC | Tenure: Freehold

£725,000





The property is within easy reach of local shops, schools, the Pannal rail link for commuting to Leeds and York and the A61 direct to Leeds. Harrogate town centre is a short distance away.

The property has been extended and does now require some general modernisation, but truly requires an internal inspection to appreciate the cottage style accommodation with the benefit of double glazing, central heating and being adjacent to open countryside.

The accommodation comprises: A welcoming entrance hall with staircase to the first floor, living room, conservatory, study, dining room, breakfast kitchen and utility room.

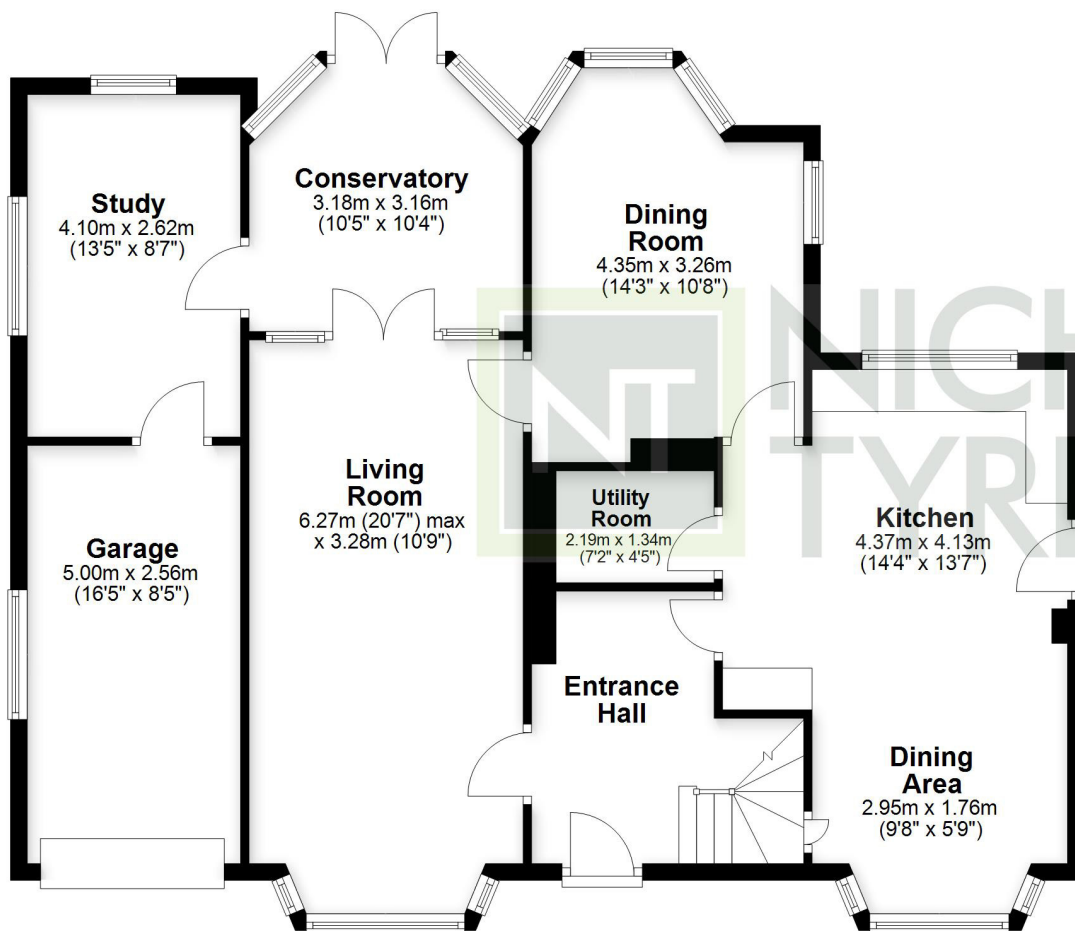
To the first floor there are four bedrooms, an en-suite shower room and a house bathroom.

To the front of the property are lawned gardens with side pathways and a gravelled driveway leading to the attached garage with connecting door to the study.

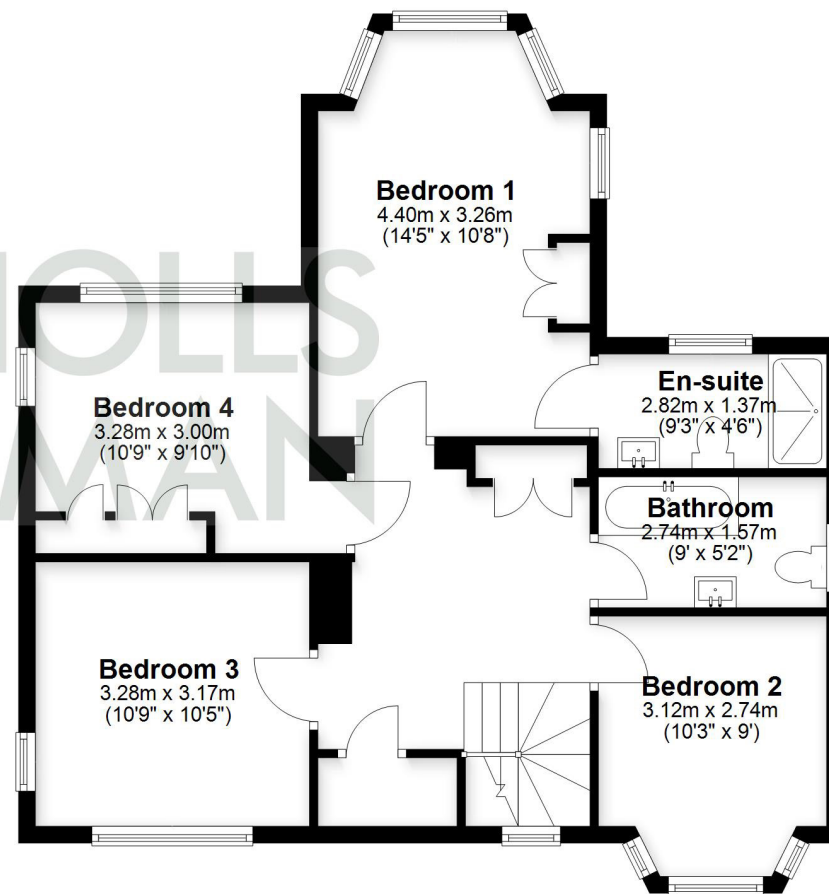
To the rear of the property are enclosed gardens with patio area, lawn and extremely deep hedge borders, which could easily be cut back to create larger gardens.



Ground Floor



First Floor





9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.