



## 4 Sandwith View, Norwood, Harrogate, HG3 1TF

A vastly improved and extended four bedroomed semi detached family home with two reception areas, beautifully decorated with modern services, parking and gardens including a timber framed summerhouse/office abutting open fields with stunning long distance views in this desirable rural hamlet to the south of Harrogate.

The Estate Office, 2-4 Bondgate, Otley, West  
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## 4 Sandwith View, Norwood, Harrogate, North Yorkshire, HG3 1TF

Harrogate 7 miles, Skipton 16 miles, Leeds 16 miles (all distances approximate)

**Guide Price: £575,000**

### General Remarks

The current owners of 4 Sandwith View should be commended on the quality and extent of the improvement and extension works undertaken to the property over the period of their ownership. As the photographs show, the house is impeccably presented with quality furnishings, decoration and fittings throughout.

To the ground floor is a through living room split into a quality dining kitchen with appliances, a substantial family area and a separate sitting room featuring a focal log burning stove. There is also a utility area and W/C, whilst to the upper storey are four bedrooms of varying sizes, one with plumbing for an en-suite, and a house bathroom.

Water, electricity and drainage are fitted with an oil fired heating system, partial underfloor heating, double glazing throughout and a security system. Parking facilities are to the front of the property and of particular note are the delightful lawned gardens with sitting out area which abut open fields and include a recently constructed timber framed summerhouse/office with light and power installed.

The house has stunning views over the surrounding countryside of the Washburn Valley and is situated in this especially popular hamlet of Norwood conveniently located by road for Otley's historic market centre and Harrogate's fashionable spa town. Harrogate is famed for its 200 acre Stray, picturesque gardens and parks, and its popular restaurants, bars and school facilities, strategically located by road or rail into Yorkshire's key commercial centres including Leeds, Bradford, York and the acclaimed M1 and the A1/M1 link roads making areas further afield more accessible.

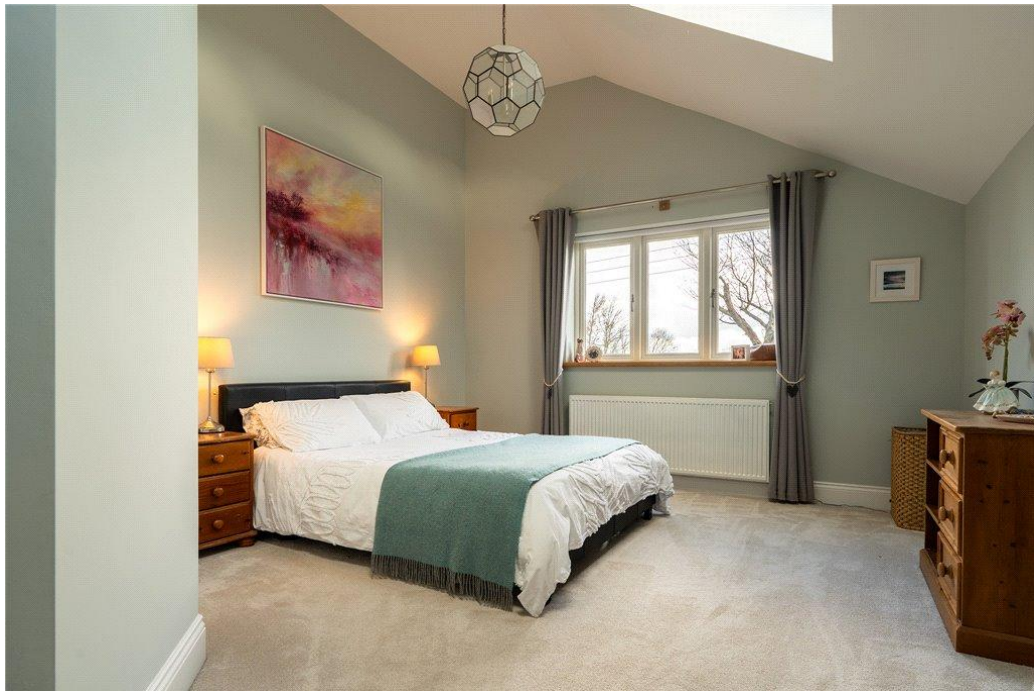
For international travel, Leeds/Bradford International Airport is strategically placed a few miles distant at Yeadon.



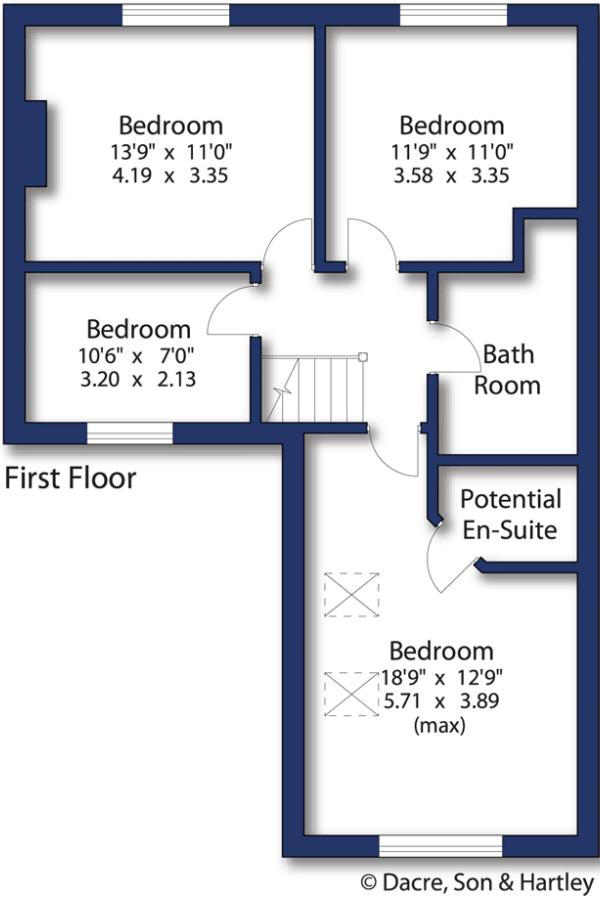
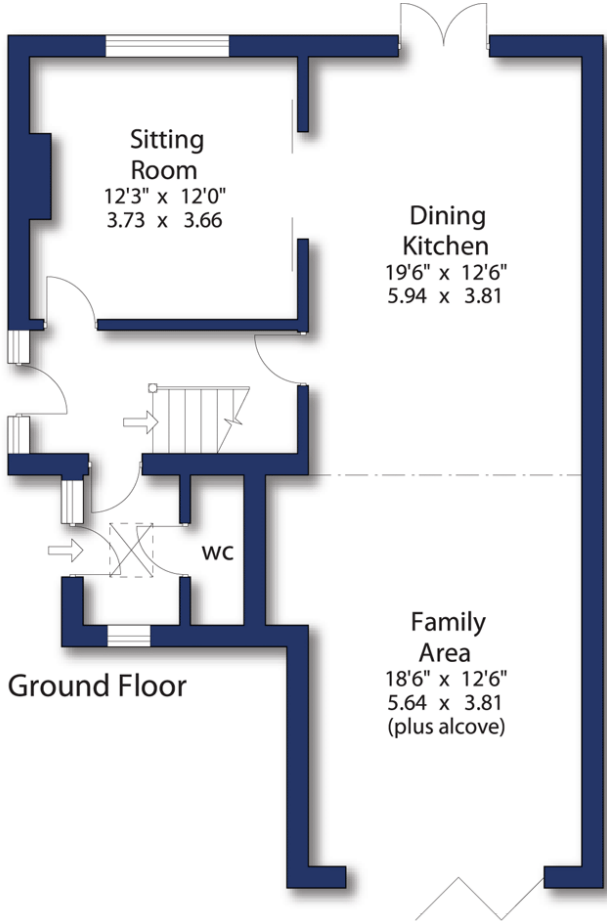
- Substantial improved and extended four bedroomed semi detached home
- Beautifully presented throughout with quality furnishings and Fittings
- Large family area/kitchen with bi-folds to rear garden
- Separate sitting room with log burner
- Four first floor bedrooms, one with plumbing for an en-suite
- Double glazing, partial underfloor heating and security system
- Ample parking facilities to the front
- Enclosed rear garden with a summerhouse/office





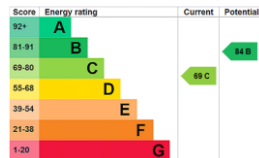


Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



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01943 463321

otley@dacres.co.uk

## Directions

From our Dacre, Son & Hartley's Office proceed down Kirkgate, through the traffic lights bearing continuing over the river, turn right onto Farnley Lane. On entering the village of Farnley, turn left, signposted to Pateley Bridge. Proceed along a scenic winding lane crossing the reservoir for approximately 4 miles, where the property will be found in the centre of Norwood. There is a turning right towards Beckwithshaw, take this and after approximately 150 yards on the left hand side, the property will be seen, identified by our For Sale board. What3Words doormat.abstracts.promote

## Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

## Tenure, Services & Parking

- Freehold
- Water, electricity, oil fired heating system and partial underfloor heating
- Driveway

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view. The current owners have also obtained planning permission for a green oak porch on the front of the house (HGT22/01309/FUL) We have been advised by the seller that the original part of this house, which was built for the then Local Authority, was of the Non Traditional Construction 'Airey' house 01943 463321 otley@dacres.co.uk type. The house does however have the benefit of a PRC Homes Repair certificate a copy of which is available. If though you are intending to raise finance in order to purchase this property you should first check with your lender that the property meets their lending criteria for mortgage

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: OTL260005 TJU/CAN 28.07.26 (4)

