



Guide Price £315,000

- Sought after village location
- Contemporary open plan living
- Modern dining kitchen with integrated appliances
- Three bedrooms with vaulted ceilings and exposed ceiling timbers
- Contemporary house bathroom
- Attractive cottage style garden
- Off street parking for two cars

4 New Inn Terrace, Burnt Yates, Harrogate, HG3 3FD

A beautifully appointed and characterful three bedroom end-terrace cottage with attractive cottage style gardens and off street parking for two cars, situated within this highly regarded village.

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General remarks

A beautifully appointed three bedroom end-terrace cottage forming part of this clever development converted in 2022 from the historic New Inn. The property effortlessly blends period character with a modern specification retaining features such as exposed beams whilst offering contemporary living throughout, situated within this highly regarded semi-rural location. Viewing is highly recommended to fully appreciate the deceptively spacious accommodation, comprising of a guest

cloakroom and WC, opening into an impressive open-plan living space. This versatile area currently incorporates the sitting room, staircase to the first floor and double opening French doors providing access to the rear garden, creating an ideal space for everyday family living and entertaining. There is an understairs storage cupboard and the sitting room opens out to a contemporary kitchen comprising a range of matching wall and base units with Quartz working surfaces and splashbacks over. There is a Bosch oven, a four ring induction hob with filter hood over, integrated fridge, freezer and dishwasher, and a glazed door to the rear terrace.

The property also benefits from solar panels with battery storage offering the potential for lower ongoing energy costs. Combined with electric heating and uPVC double glazing the system provides energy efficiency with the advantage of storing generated solar energy for use when required.

To the first floor there are three bedrooms, two being double, and

all of them enjoying a vaulted ceiling with the original exposed ceiling timbers. The rear bedroom enjoys a delightful view towards the adjoining countryside. The house bathroom comprises a contemporary white three piece bath suite with shower over the bath.

Outside to the front, the property is bounded by a dwarf stone wall with wrought iron railings and is gravelled for ease of maintenance. There is a most attractive side and rear garden laid predominantly to lawn with a terrace, ideal for those entertaining. There are also two allocated parking spaces.

The property is situated in the picturesque village of Burnt Yates nestled within the Nidderdale Area of Outstanding Natural Beauty, and surrounded by open countryside. The nearby villages of Ripley, Hampsthwaite and Birstwith provide a good range of everyday amenities, whilst Harrogate and Knaresborough offer excellent shopping and recreational facilities together with railway stations with mainline links.

Directions

Proceed from Ripley on the B6165 where New Inn Terrace can be seen on the right hand side clearly marked by our For Sale board, just before Pye Lane.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. There is no gas to the property. Heating is by electric.
- Two parking spaces

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.

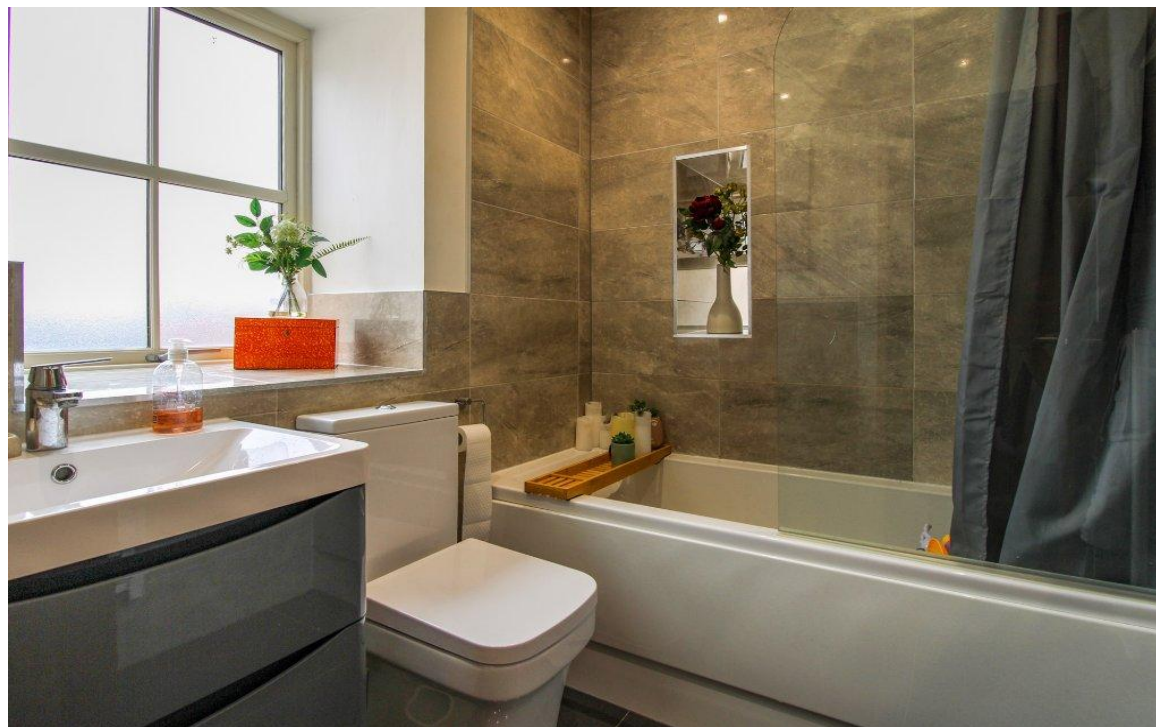
Buyer Anti Money Laundering Checks

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.

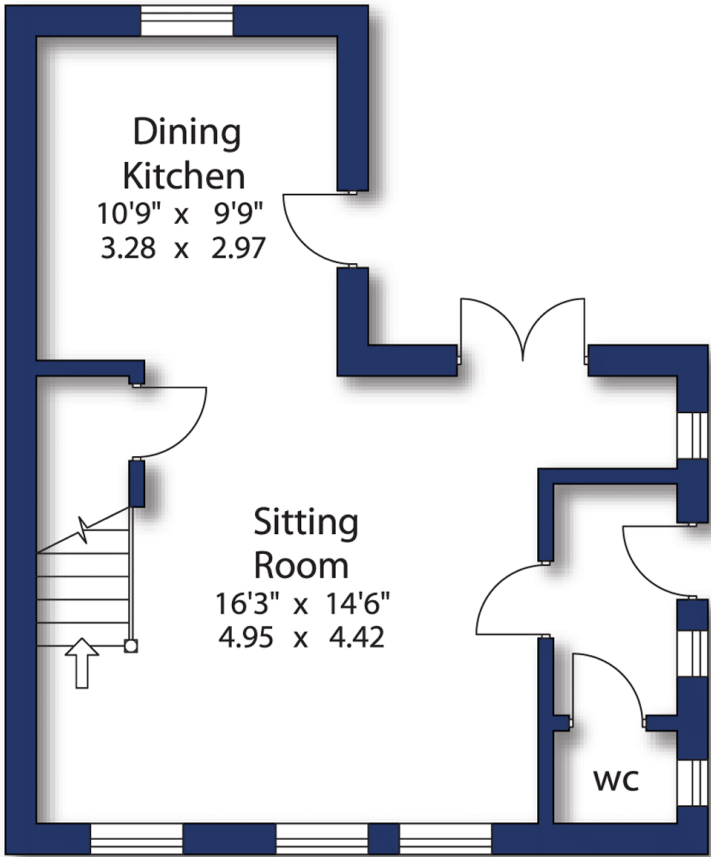
Referral fees

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.

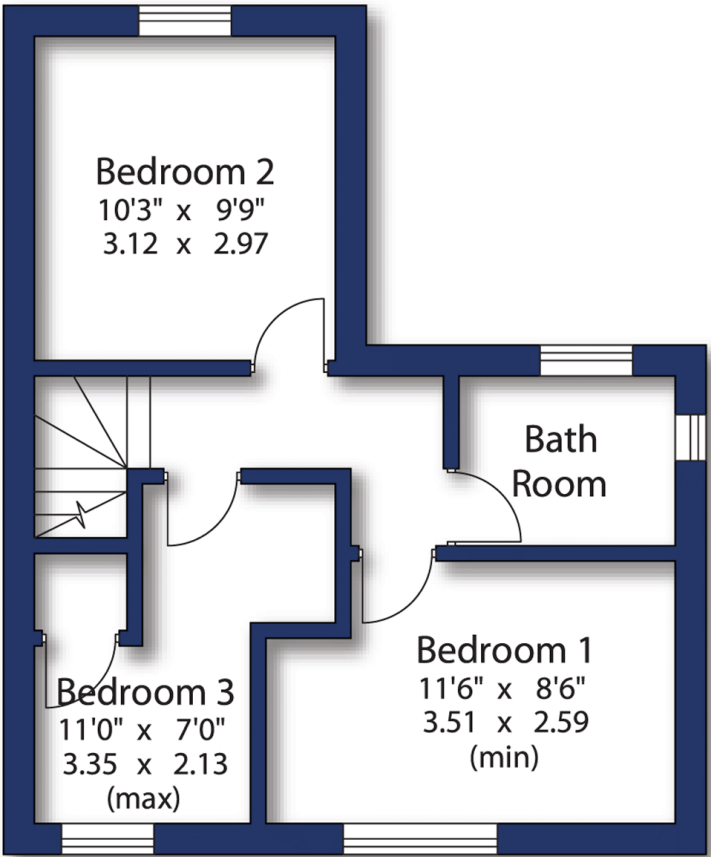
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Floorplans

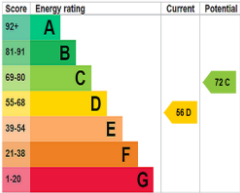


Ground Floor



First Floor

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