



BRIDLE STILE HARTWITH BANK
Summerbridge, Harrogate



BRIDLE STILE HARTWITH BANK

Harrogate, HG3 4HY

A superb four bedroom detached split level bungalow immaculate throughout and positioned on a delightful elevated plot on the outskirts of the popular Nidderdale village of Summerbridge.

ACCOMMODATION

Detached four bedroom home
Elevated edge of village location with amazing views
Ideal for families or downsizers
Beautiful gardens
Large Resin driveway for off street parking and garage
Flexible accommodation
Well presented throughout
Within Nidderdale AONB



15-17 High Street, Boroughbridge, York, YO51 9AW
01423 590500
boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Summerbridge is situated between Harrogate and Pateley Bridge in the Nidderdale AONB and is widely regarded as an ideal English village with a fantastic range of local facilities including a highly regarded school, local shops and a regular bus service. There are fantastic outdoor leisure facilities including football, cricket and tennis courts, bowling green and childrens play area. There is also a Doctors Surgery close by in the nearby village of Dacre Banks.

The nearby market town of Pateley Bridge has a more varied range of amenities from the traditional butchers and bakers to boutiques and eateries. Nidderdale High School is also located in the town.





Description

Bridle Stile is a super family sized home positioned on the outskirts of Summerbridge. Beautifully presented throughout the accommodation is predominantly on one level and would therefore suit those wanting to future proof their home or for those multigenerational buyers. The current owners have invested time in improving their home and that is evident as soon as you pull onto the immaculate resin driveway. With stunning gardens to three sides and amazing views from every window, the property briefly comprises:

To the Ground Floor- Reception hall with stairs leading to the first floor, lounge with triple aspect, large living/dining/kitchen and door leading to the garden room. The master bedroom is to the rear of the property and has an en-suite shower room off. There are two further bedrooms and the house bathroom.

To the First Floor- Is a room which is perfect as a teenage annexe. Currently utilised by the owners as a bedroom to one side and study area to the other.



Outside

The property is situated on a fabulous elevated plot with stunning gardens and views. The smart resin and gravelled driveway provides off-street parking for a number of vehicles and leads to the lower ground floor garage. Steps lead up to the front door and there is an attractive circular patio area where the views can be enjoyed with an evening drink. There is a further patio area to the rear which is perfect for alfresco dining and the lawn and borders stretch to the rear and both sides of the home. Many hours have been spent creating this superb space which benefits from backing onto open countryside.

The Appeal of Our Home-The vendors insite

We love the stunning views from every window which constantly alter with the changing light and seasons. Our home is very private but within easy walking distance of the village amenities. Living in Nidderdale offers so much. The beautiful scenery, walks and varied wildlife are second to none and our garden attracts a real variety of birdlife.

Local Authority and Council Tax

North Yorkshire Band F

Services and Other Information

All mains services are connected to the property. There is a public bridle way to the perimeter of the property separated by a fence.

Viewings

Strictly by appointment with GSC Grays 01423 590500

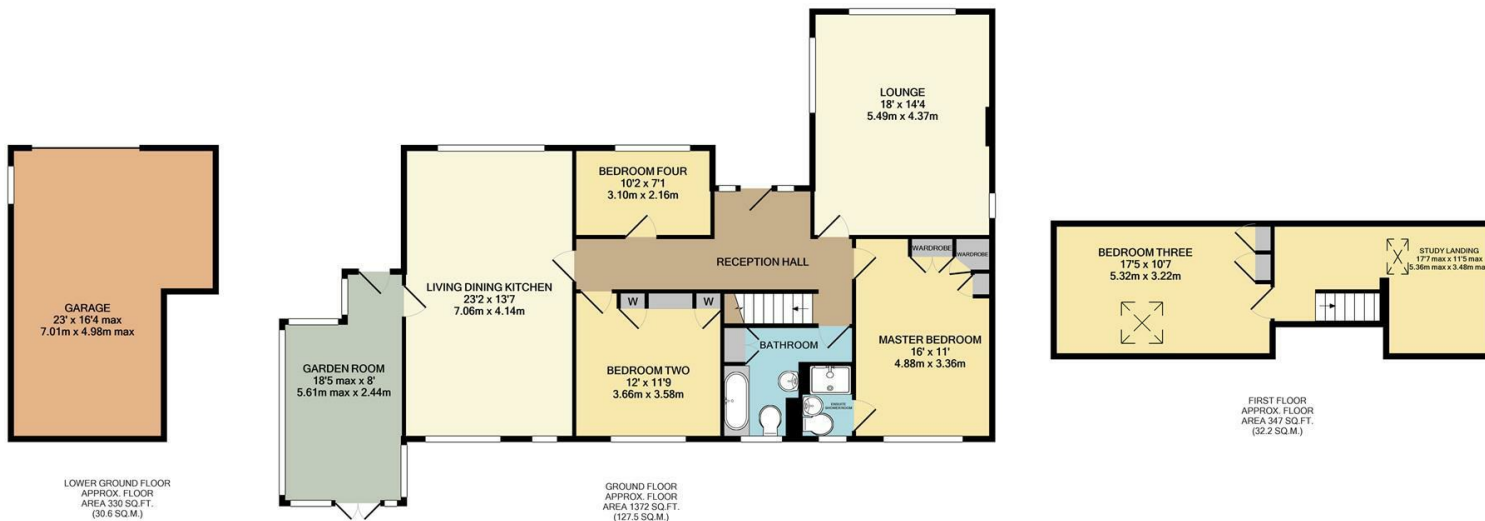
What 3 words

///exists.shut.bandwagon

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2049 SQ.FT. (190.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

