



6 COLLIN WOOD LANE
Birstwith, Near Harrogate

Carter Jonas

6 COLLIN WOOD LANE, BIRSTWITH, HG3 3FG

Harrogate - 7 miles
Pateley Bridge - 9 miles
Leeds - 21 miles

Central reception hall • Cloakroom • Sitting room
Superb living kitchen • Utility room • Study • First floor
landing with linen cupboard • Principal bedroom
with an en suite bathroom • Guest bedroom with an
en suite bathroom • Third double bedroom with an
en suite shower room • Garage • Block paved drive
providing ample parking • Large south facing terrace
with glass balustrading • Lower terrace • Lawned
garden • Excellent specification • Balance of 10 year
NHBC warranty

6 Collin Wood Lane forms part of an exclusive development of just 8 detached properties, occupying a delightful setting on the north eastern edge of the village. Birstwith is a particularly popular Nidderdale village offering a good range of everyday facilities including an award winning village shop/post office, public house, primary school, Belmont Grosvenor independent prep school and nursery, doctors surgery, church and tennis and cricket clubs. A wider range of facilities are available in Harrogate and Pateley Bridge. For the commuter, the business centres of Leeds, Bradford and York are all within comfortable daily travelling distance.

6 Collin Wood Lane is an attractive detached property providing spacious and well planned accommodation extending to over 2,300 sqft (214 sqm) of living space. The accommodation is finished to a particularly high standard and includes a central reception hall with a cloakroom, a lovely sitting room, study, a fantastic everyday living kitchen with a range of bespoke units and integrated appliances and a utility room. On the first floor there are 3 double bedrooms, each with fitted wardrobes and en suite bath/shower rooms.

A SUPERB 3 BEDROOM DETACHED PROPERTY PROVIDING SPACIOUS AND IMMACULATELY PRESENTED ACCOMMODATION OF QUALITY, FORMING PART OF THIS RECENTLY COMPLETED NEW DEVELOPMENT ON THE NORTH EASTERN EDGE OF THE VILLAGE, IN THE NIDDERDALE AREA OF OUTSTANDING NATURAL BEAUTY AND WITHIN A 15 MINUTE DRIVE OF CENTRAL HARROGATE.



Outside, there is a block paved drive providing ample parking and a garage, which has an electrically operated door.

To the rear of the property is a lovely south facing garden from where open views are enjoyed. A large raised terrace with glass balustrading can be accessed via double doors from the kitchen, with steps leading down to a lower terrace and the easily manageable lawned garden.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

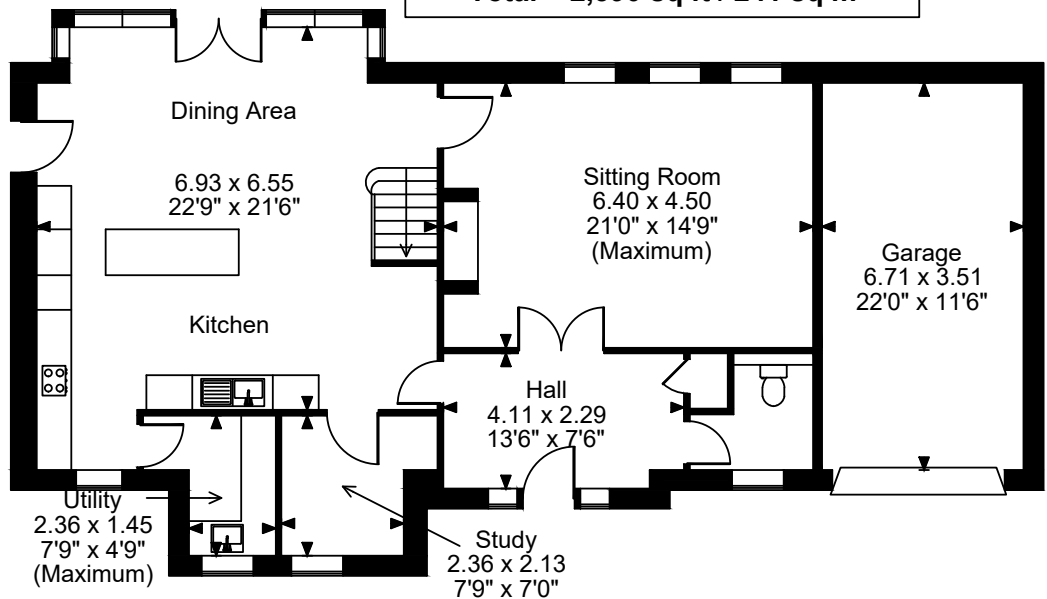
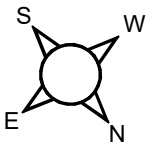
Services: We are advised that mains water, electricity and drainage are installed. Central heating is provided by means of an air source heat pump with underfloor heating on the ground floor and radiators on the first floor. There is also the balance of the 10 year NHBC warranty.

Viewing: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

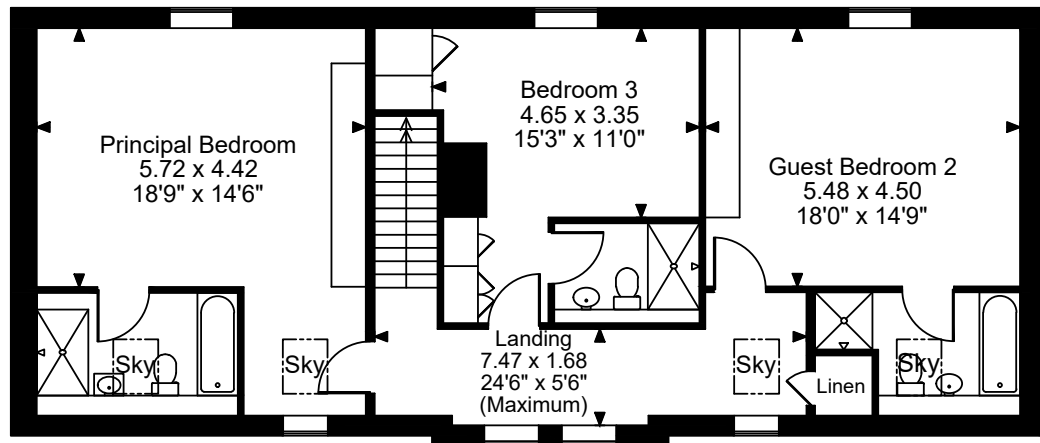




6 Collin Wood Lane, Birstwith
Approximate Gross Internal Area
Main House = 2,338 sq ft / 217 sq m
Garage = 252 sq ft / 23 sq m
Total = 2,590 sq ft / 241 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8566805/SS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	



Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.