



Brearton, Harrogate,
HG3 3BX

Offers In Excess Of
£325,000

3 Bedroom House

EPC Rating: F

LINLEY &
SIMPSON

Located in the sought after village of Brearton, lies this deceptively spacious three bedroom semi-detached house with generous gardens and detached garage. Brearton is well served by a local pub and church, while being conveniently located between Harrogate, Knaresborough and Ripon. The A1(M) is also within easy reach of the property, making it an easy commute to larger cities of Leeds and York.

The property is in need of some modernisation and has great potential to be a lovely family home. Rose Cottage has already had a small extension to the rear, but has ample opportunity for further extensions(pending necessary approval). The property flows well and briefly comprises; entrance hallway, cloakroom, bright living room with bow window, separate dining room and an open-plan kitchen/diner with views towards the garden.

To the first floor are two good sized double bedrooms with fitted wardrobes, one single bedroom and a house bathroom with separate w.c. Outside; the property benefits from a lawned front garden with a driveway leading down the side of the property to the spacious rear garden. To the rear is a detached garage, two store cupboards with one containing the boiler, garden shed, gravelled area and the rest is mainly laid to lawn looking over fields.

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door, under stairs cupboard and central heating radiator.

CLOAKROOM

Low level WC, hand wash basin, central heating radiator and double glazed window to side.

SITTING ROOM 15'7" X 11'9" (4.75 X 3.58)

Double glazed bow window to front, gas fire, coving to ceiling and two central heating radiators.

DINING ROOM 15'7" X 9'10" (4.75 X 3.00)

Double glazed patio door, coving to ceiling and central heating radiator.

DINING KITCHEN 16'0" X 11'10" (4.88 X 3.61)

Fitted wall and base units with work surfaces over, one and half bowl sink unit, space for cooker with extractor hood over, space for fridge, space for washing machine and dishwasher, skylight, central heating radiator, two double glazed windows to rear and double glazed door to rear.

FIRST FLOOR

LANDING

Access to first floor rooms.

BEDROOM ONE 15'7" X 11'8" (4.75 X 3.56)

Double glazed window to front, fitted wardrobes and central heating radiator.

BEDROOM TWO 15'7" X 9'10" (4.75 X 3.00)

Double glazed window to rear, fitted wardrobes and central heating radiator.

BEDROOM THREE 10'2" X 6'6" (3.10 X 1.98)

Double glazed window to front and central heating radiator.

BATHROOM

Coloured two piece suite comprising panelled bath with shower over, hand wash basin, double glazed window to rear and central heating radiator.

SEPARATE WC

Low level WC and double glazed window to rear.

OUTSIDE

FRONT GARDEN

Laid mainly to lawn with planted borders.

REAR/SIDE GARDEN

Laid mainly to lawn with gravelled area, garden shed and driveway providing parking for numerous cars.

GARAGE

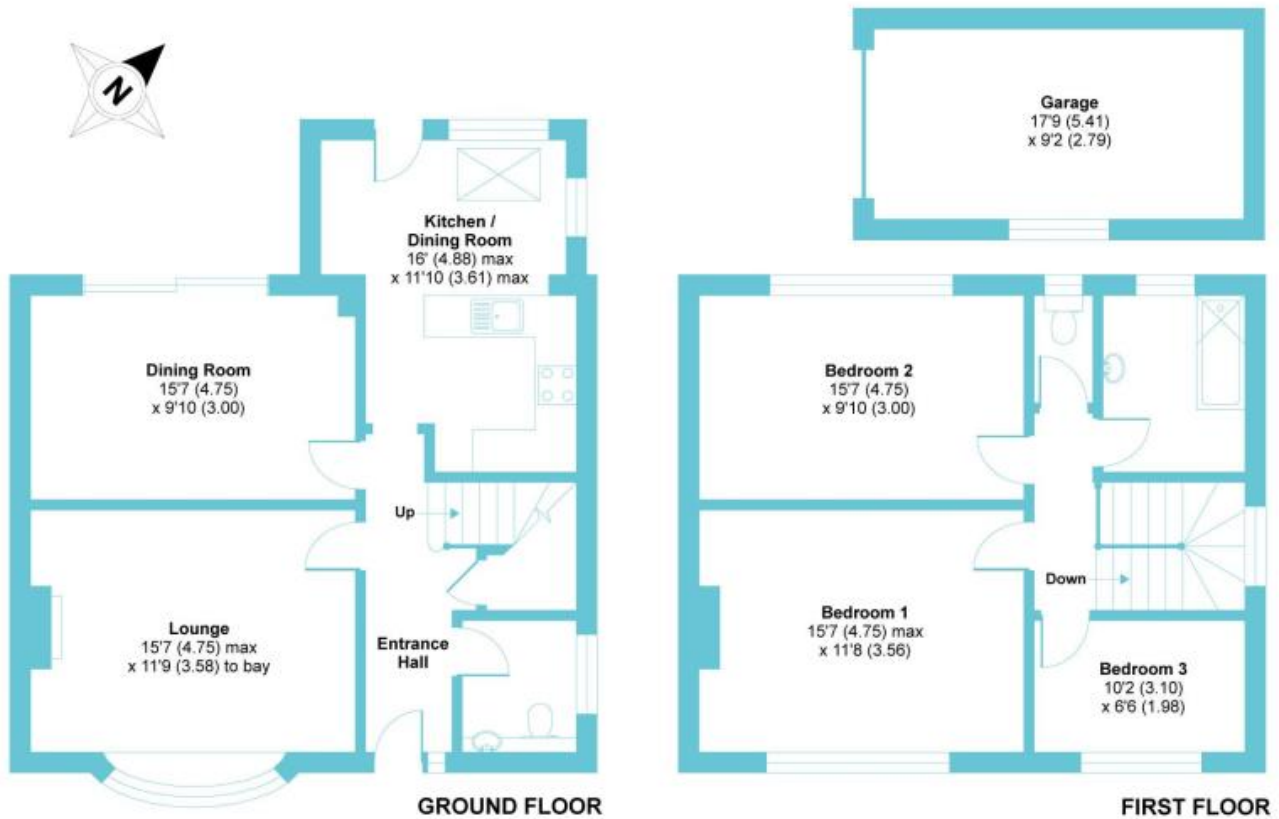
Detached garage with lighting and power points.

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the West Yorkshire Auction powered by iam-sold Ltd.



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APPROX. GROSS INTERNAL FLOOR AREA 1410 SQ FT 131 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

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Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.