





## **HOLLY BANK, KETTLESING, NEAR HARROGATE, HG3 2LB**

Harrogate – 5 Miles

Leeds/Bradford Airport – 13 Miles

Skipton – 16 Miles

Newly developed detached property · Three bedrooms  
Two reception rooms · Two bathrooms · Large breakfast  
kitchen · West facing garden · Terrace · Study · Air  
source heating · Garage · Driveway parking · Extremely  
popular village · Five miles from Harrogate

This fabulous property has been rebuilt and extended to create a fabulous home of over 2,000 sqft with an additional detached garage and study room behind. At the heart of the home is the sociable modern breakfast kitchen with central island which is open to the dining/family room with feature log burner and bi-folding doors leading out to the beautiful west facing rear garden. The living room is dual aspect running from the front to the rear of the property and has a lovely feature fireplace. The ground floor is complete with a principal bedroom with stunning contemporary en-suite shower room.

The first floor has been transformed into two large double bedrooms both enjoying views over the rear garden through large sliding windows and one having a lovely terrace. In between the bedrooms is the spacious house bathroom which has a separate shower and free-standing roll top bath positioned underneath the skylight window.

The property is in an elevated position overlooking the stream below at the front and is entered via gates into a spacious gravel drive at the front which offers parking and leads to the detached garage. Behind the garage is a home office/study room with windows overlooking the rear gardens. The private west facing garden is predominantly laid to lawn and on two tiers with patio seating areas designed to take advantage of the sunshine right up until the end of the evening.

**A FABULOUS NEWLY REFURBISHED AND EXTENDED 3 DOUBLE  
BEDROOM DORMER BUNGALOW WITH DETACHED GARAGE, OCCUPYING  
AN ELEVATED PRIVATE POSITION IN THIS SOUGHT AFTER UNSPOILT  
VILLAGE, APPROXIMATELY 5 MILES TO THE WEST OF HARROGATE.**



Holly Bank is situated in the extremely popular location of Kettlesing, a hamlet five miles Northwest of Harrogate and offers a public house and an excellent primary school. The neighbouring villages of Hampsthwaite and Birstwith offer a wider range of amenities including a church, village shop and coffee shop. The extensive facilities of Harrogate are a short drive away with the commercial centres of Leeds and York being within commuting distance.

An early internal inspection of this excellent property is highly recommended to fully appreciate the opportunity on offer and the property can be available with no onward chain.

## ADDITIONAL INFORMATION

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

**Services:** The heating system is Air Source. Mains electricity, drainage and water is connected to the property and there is LPG provision for the range oven hob.

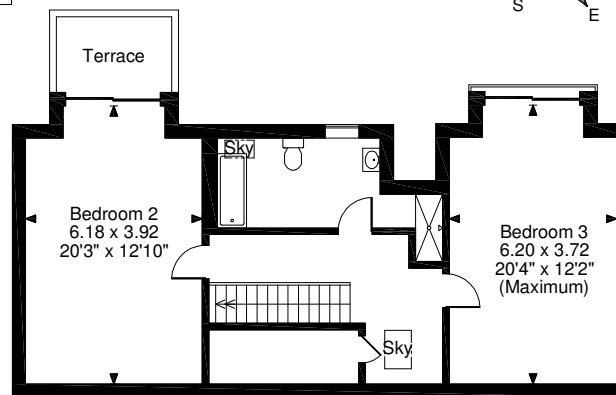
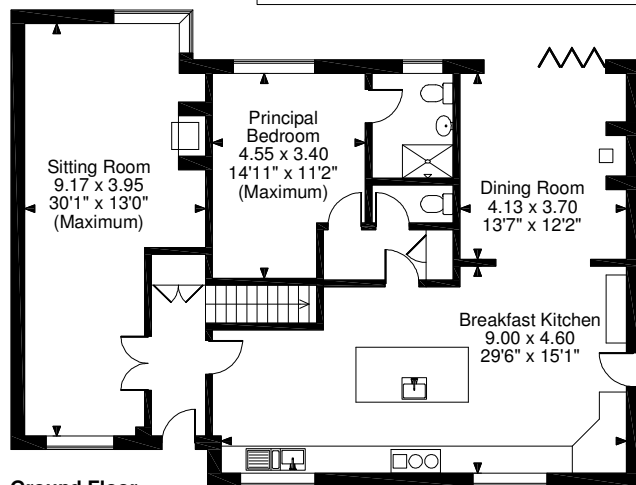
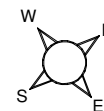
**Viewings:** Strictly by appointment through the selling agents – Carter Jonas 01423 523423.

**Directions - HG3 2LB:** Proceeding out of Harrogate on A59 Skipton Road, turn right into Kettlesing Lane, continue along where the property will be then identified by our For Sale board on the left hand side adjacent to the Queens Head public house.

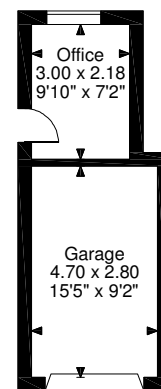




**Holly Bank, Kettlesing**  
**Approximate Gross Internal Area**  
**Main House = 2,045 sq ft / 190 sq m**  
**Garage = 142 sq ft / 13 sq m**  
**Office = 70 sq ft / 7 sq m**  
**Terrace external area = 46 sq ft / 4 sq m**  
**Total = 2,257 sq ft / 210 sq m**

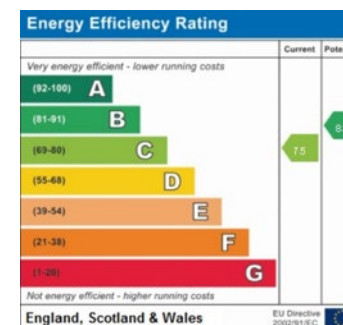


**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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