



**WOODSIDE**  
Burn Bridge, Harrogate

**Carter Jonas**

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## **WOODSIDE, 32 MALTHOUSE LANE, BURN BRIDGE, HG3 1PD**

**AN IMPRESSIVE AND TASTEFULLY MODERNISED DETACHED 5 BEDROOM PROPERTY OFFERING GENEROUS LIVING ACCOMMODATION, DELIGHTFUL GARDENS, LARGE DOUBLE GARAGE AND AMPLE PARKING, OCCUPYING A QUIET POSITION AT THE END OF THIS CUL DE SAC FACING WOODLAND, LOCATED IN THE POPULAR VILLAGE OF BURN BRIDGE JUST 3 MILES TO THE SOUTH OF HARROGATE.**

Woodside sits in a secluded yet accessible location at the end of Malthouse Lane which is a quiet cul de sac adjacent to open countryside and close to the cricket club. A wide range of everyday amenities can be found in the adjoining village of Pannal, including a church, primary school, dentist, doctors, and a local shop. Despite its rural village feel, Burn Bridge remains only around 3 miles from central Harrogate, a Spa town offering a wealth of shops, restaurants and other everyday amenities. Ideally located for the commuter, both Pannal and Harrogate also offer rail services that connect to York and Leeds, giving fast services to London Kings Cross and Edinburgh.

Woodside is a fabulous family home which is well presented throughout and offers flexible accommodation briefly comprising an entrance hall with cloakroom/WC, dual aspect sitting room with bay window to the front and bi-folding doors to the gardens, formal dining room, large dual aspect open plan contemporary breakfast kitchen and family room with French doors to the gardens, spacious utility room with doors into the garden and into the integral double garage which has an electric door. There is a second staircase from the utility room.

On the first floor is a principal bedroom with fitted wardrobes and a modern en suite shower room, bedrooms two and three share a contemporary Jack and Jill shower room, and bedrooms four and five are served by the modern house bath/shower room. A study is situated at the top of the second staircase. Bedroom 2 is currently utilised as an office but with the second staircase to the study it could be used as an apartment for a dependant relative if required.



The south facing gardens are private with an immaculate lawn, various patio areas, a timber summerhouse, floral beds and borders, a fenced off storage area with timber shed and bin store, there are also steps down to the small beck which runs along the southern boundary.

The front of the property has ample parking and pathways through well stocked floral beds and there are no neighbours opposite the house so peace and privacy is very apparent.

## ADDITIONAL INFORMATION

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

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

**Directions - HG3 1PD:** On entering Burn Bridge via Yew Tree Lane continue down the hill and at the Black Swan public house turn left into Malthouse Lane. Follow it to the end and Woodside, number 32, is on the right hand side.

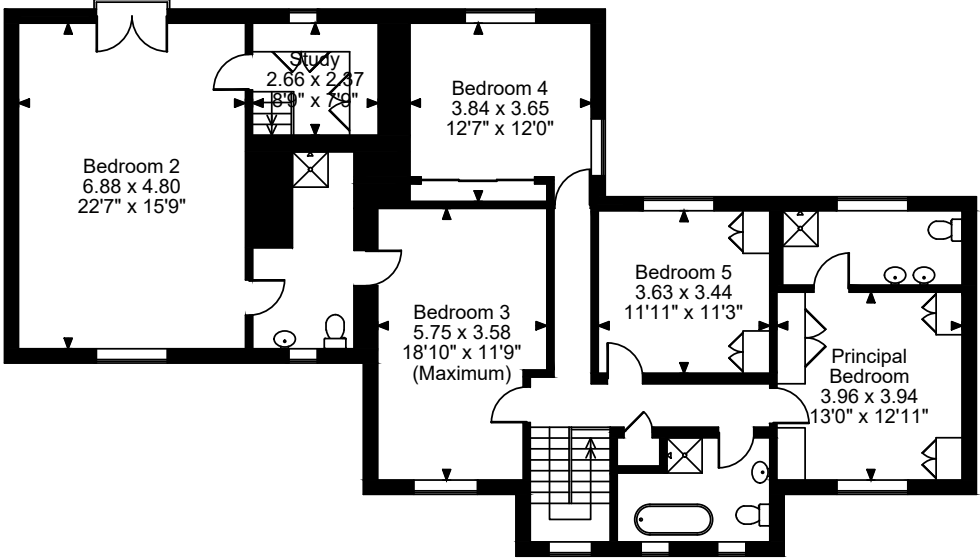
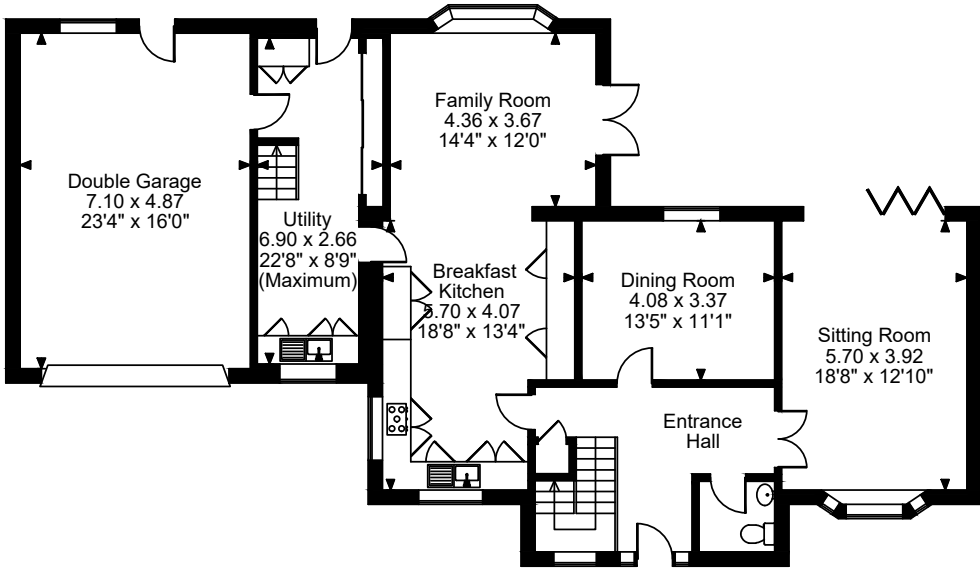
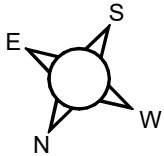








**Woodside, 32 Malthouse Lane, Burn Bridge**  
**Approximate Gross Internal Area**  
**Main House = 2,772 sq ft / 258 sq m**  
**Double Garage = 372 sq ft / 35 sq m**  
**Total = 3,144 sq ft / 292 sq m**



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 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	69	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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