

3 Pinfold Rise, Warfield Lane,
LS22 5EU



 1  4  2

£575,000

Description

A bespoke built four bedroom two bathroom detached house located on a corner plot at the head of this exclusive and prestigious development of five detached houses within this private cul-de-sac.

3 Pinfold Rise is in the process of being constructed and the developer anticipates it being available for occupation by September 2021. The property has been traditionally constructed in brick with a tiled roof and will have a high quality external and internal specification when complete.

This property has a favourable position as the head of the cul-de-sac, with both an easterly and southerly aspect over open farmland to the rear elevations. The property will comprise four good size bedrooms two bathrooms, A spacious living room, attractive living dining kitchen with separate utility room, plus a ground floor study ideal offering ideal working from home space. There will be a southerly facing patio, and a very good sized single garage. The property will have an air source heat pump, double glazing and have a high energy efficiency.

The builder responsible for the property has an excellent reputation, the discerning buyer will be able to gauge the quality on inspection.

Services

Mains water and electric are connected to the property.

Directions

If leaving Harrogate take the A61 Station Parade, turn left into York Place. At the Empress roundabout take the A661 Wetherby Road towards Wetherby then just before Spofforth, turn left into Deighton Road towards North Deighton. At the T-junction, take the left turn onto the B164 Knaresborough Road and take the first right turn onto Ox Close Lane. Proceed over the A1M motorway onto Wetherby Lane and enter the village of Cowthorpe. Take the right turn into Warfield Lane and Pinfold Rise is on the left hand side.

Tenure

Freehold with vacant possession upon completion.

Council Tax

We have been advised by the Harrogate Borough Council that the property band has not been confirmed for the purpose of Council Tax.

Details Produced

23rd March 2021.

Location

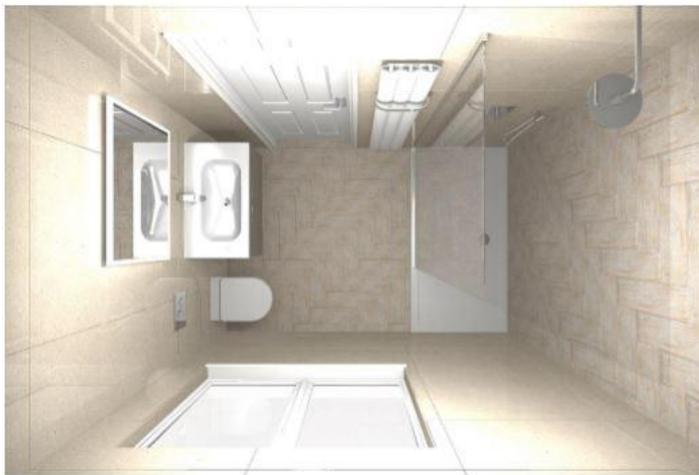
Situated within this popular village community, well positioned between Wetherby, York and Harrogate with good amenities and schools. The A1 motorway affording access North and South is also within easy access.

- Government Sponsored help to Buy Available
- Underfloor Heating to Ground Floor
- Mains Water and Sewerage Connected
- 10 Year Builders Warranty
- Good Sized Rear Garden Abutting Open Fields
- A-Rated Double Glazing



PLOT 5 – INDICATIVE SPECIFICATION

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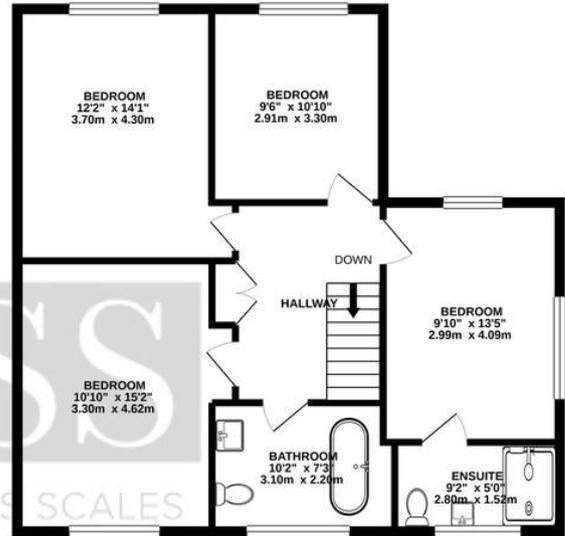
PLOT 5 – INDICATIVE SPECIFICATION



GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.3 sq.m.) approx.

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