



01947 601301



5 LINDEN CLOSE,  
BRIGGSWATH  
4 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached Family Home with a Double Garage
- Lounge with a Fireplace & French Doors to the Garden
- Breakfast Kitchen, Utility Room & Dining Room
- 4 Bedrooms & 2 Bathrooms including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Generous Gardens with a Sun Terrace & Driveway
- Quiet Village Setting close to the Villages of Sleights & Ruswarp

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DOUBLE GARAGE,  
DRIVEWAY**

Outside Space: **GARDEN, TERRACE**

Tenure: **FREEHOLD**

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5 LINDEN CLOSE, BRIGGSWATH - 4 bed Detached House - £475,000



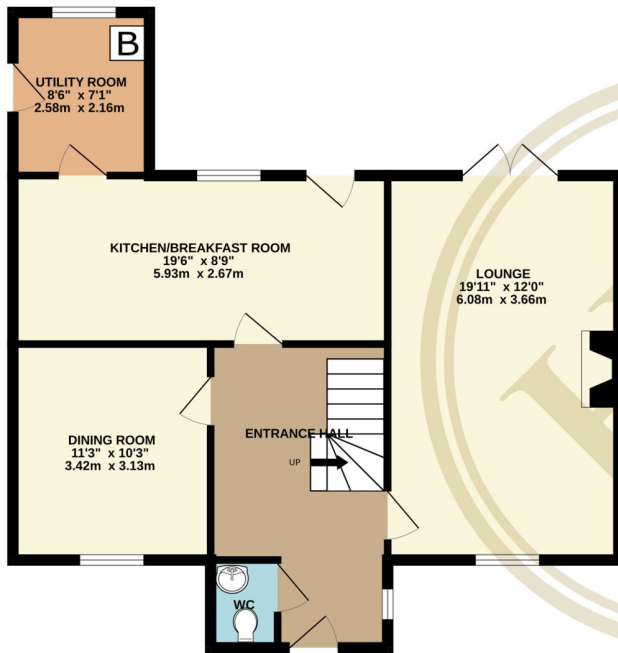


Hope & Braim are delighted to present 5 Linden Close in Briggswath to the market. This spacious family home enjoys a generous plot with a double garage and wrapped around gardens that is in a quiet residential neighborhood with the Moors and the Coast nearby. The property has been maintained and benefits from having upgraded bathroom and shower suites plus gas central heating and double-glazing throughout. There is a large lounge with a fireplace and a dual aspect with French Doors leading out onto the sun terrace at the back of the house. There is a kitchen/diner with a separate utility room and dining room, plus a downstairs cloakroom off the entrance hall. Upstairs there are four bedrooms, three of which have fitted wardrobes and the principal bedroom has a modern shower ensuite with a family bathroom off the landing. A sweeping driveway gives off-street parking for multiple vehicles and there is a detached double garage with additional storage in the roof's eaves. The gardens are lawned with the front being level and the rear gently sloping to the top of the plot with a paved terrace off the lounge and the kitchen/diner at the back of the property.

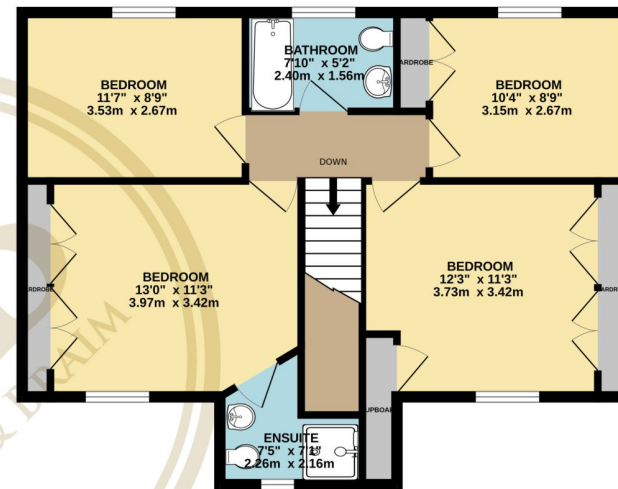


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GROUND FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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