



VERITY
FREARSON

NO. 3 & THE BUNGALOW, WILLOW GARTH, FERRENSBY, KNARESBOROUGH, HG5

OFFERS OVER £900,000

3 WILLOW GARTH,

Ferrensby, Knaresborough, HG5 0QD

A superb and individual four-bedroom detached family home offering flexible and extended living accommodation, set within very generous gardens and grounds, with the rare opportunity to acquire a self-contained TWO-BEDROOM BUNGALOW, ideal for an independent relative.

The generous gardens and plot provides huge potential for further development or extension subject to obtaining the necessary consents.

The property is located in a very convenient position on the edge of this ever-popular village surrounded by beautiful countryside with a number countryside walks on the door step leading to nearby villages and hostleries and also within easy reach of Harrogate, Leeds, Knaresborough and the A1(M).



HOUSE: 3 Reception Rooms · Stunning Open-Plan Kitchen · Utility Room · Cloakroom

4 Bedrooms · 2 En-Suites · House Bathroom

BUNGALOW: Reception Room · Kitchen · Two Bedrooms · En-Suite Shower Room · House Bathroom

OUTSIDE: Ample Parking · Extensive Gardens







ACCOMMODATION

HOUSE

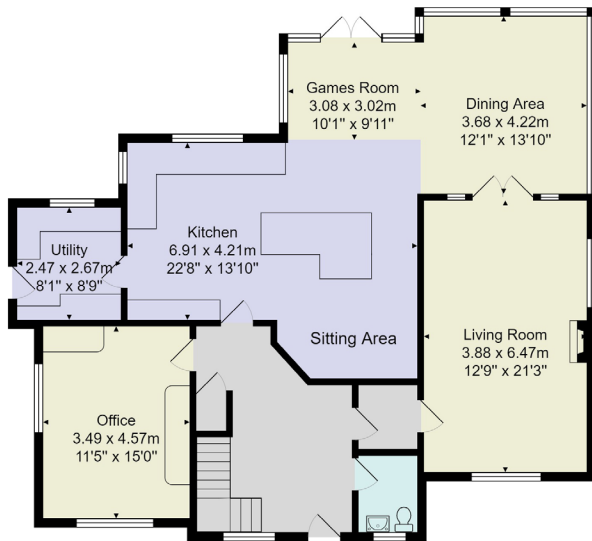
The spacious and flexible living accommodation briefly offers reception hall, living room, stunning open-plan kitchen with stylish units, central island feature, integral appliances and marble work surfaces and also incorporates an additional sitting area. The kitchen opens through to an extended garden room with good-sized sitting and dining areas. There is also a cloakroom and separate utility area with access to the side of the house.

On the first floor there is a spacious landing with airing cupboard. The master bedroom has a good range of fitted wardrobes and an en-suite shower room. There is also a guest bedroom also with an en-suite shower room, together with two further bedrooms and a luxury house bathroom with air bath and corner shower cubicle.

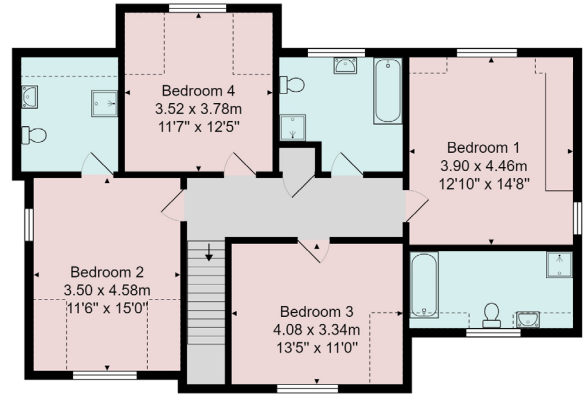
BUNGALOW

The detached bungalow is ideal for an older or younger relative, and offers a superb self-contained space with a newly converted lounge with multi-fuel burning stove, and is there is also a modern kitchen with integrated appliances, an inner hall, a master bedroom with superb en-suite shower room, together with a further double bedroom and house bathroom. Also, there is a spacious storage in the loft. Having two large bedrooms together with two bathrooms provides flexible space and provides potential for having a guest or live in carer at the property. The bungalow stands within attractive and ample gardens surrounding the property with a Yorkstone patio.

FLOOR PLAN

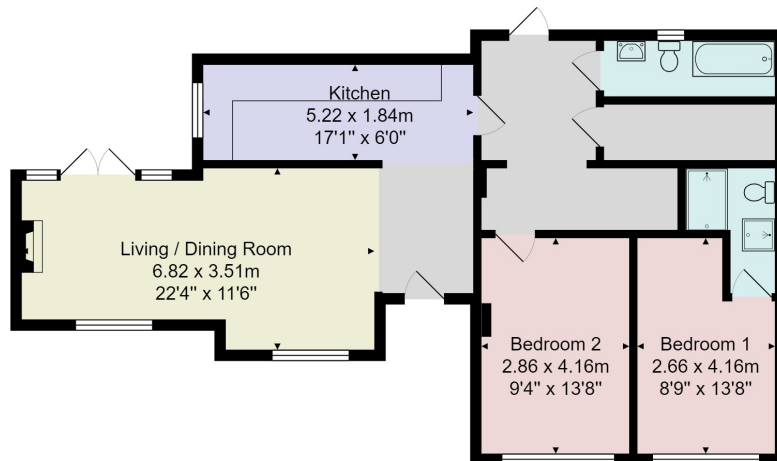


Ground Floor



First Floor

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Bungalow

Outside

An extensive driveway provides ample off-road parking. A particular feature of the property is the most generous and private rear garden, mainly laid to lawn. The attractive garden features a central wildlife pond, established borders, summerhouse with power and light, greenhouse and potting shed.

The established garden has fruit trees including apple, pear and plum and a dedicated soft fruit cage with gooseberries, blackcurrants, raspberries and raised beds for vegetables.

Services

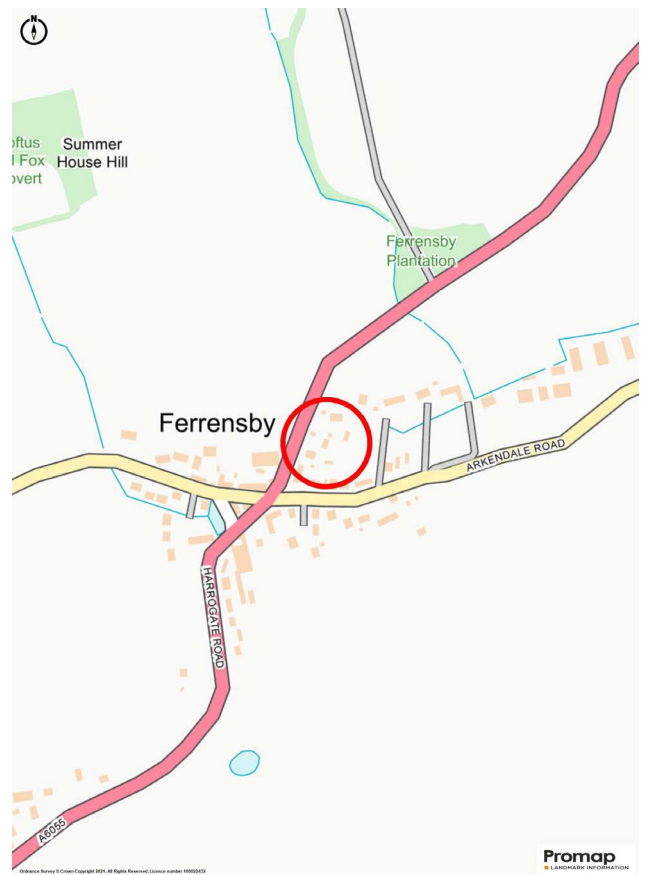
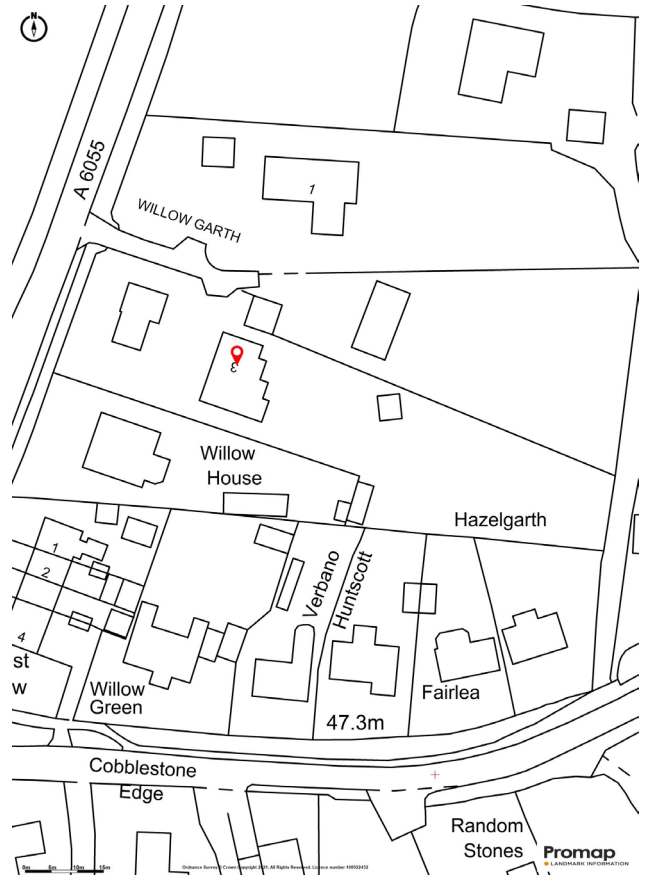
All mains services connected.

Tenure

Freehold

Directions

Proceed out of Knaresborough on the A6055 towards Boroughbridge and the A1(M). Upon entering the village of Ferrensby, just after the General Tarleton, Willow Green will be seen to the right. Number 3 can be found on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	81
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		70	81
England & Wales		EU Directive 2002/91/EC	

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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