



VERITY
FREARSON

3 CRIMPLE COTTAGES, CRIMPLE LANE, FOLLIFOOT, HG3 1DG

OFFERS OVER £550,000

3 CRIMPLE COTTAGES, CRIMPLE LANE,

Follifoot, Harrogate, HG3 1DG

A charming and beautifully presented three-bedroom cottage situated in an idyllic position, surrounded by open countryside. This individual property has been much improved by the current owners and provides high-quality accommodation comprising spacious sitting room, stylish dining kitchen, utility room and downstairs WC. Upstairs, there are three bedrooms and a modern bathroom.

A particular feature of this impressive property is the spectacular large garden to the rear which has lawn, well-stocked borders and various paved sitting areas together with a store / workshop, greenhouse and summerhouse, enjoying a stunning open aspect over the surrounding countryside. The property also has parking to the front.

Crimple Cottages is situated on a peaceful lane in a convenient location on the edge of Harrogate, surrounded by beautiful open countryside, and convenient for access to Harrogate, Knaresborough and the A1(M).

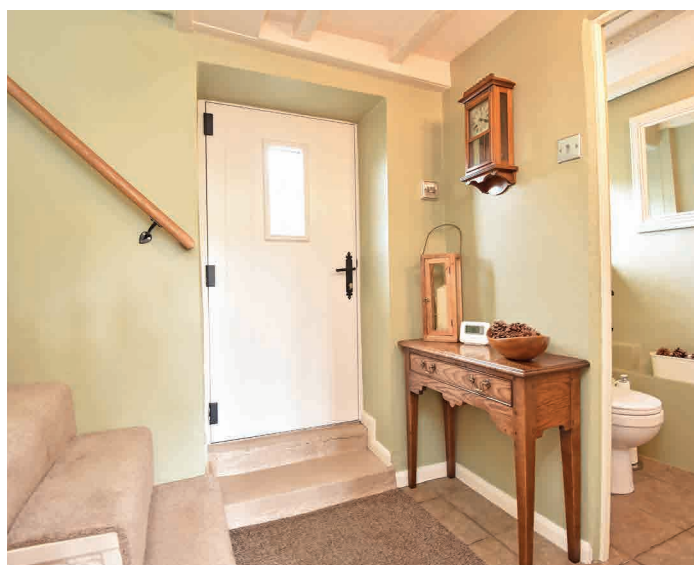


Sitting Room · Dining Kitchen · Utility Room · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · Large Garden To Rear With Delightful Views







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

CLOAKROOM

With WC and washbasin set within a vanity unit.

SITTING ROOM

A spacious reception room with skylight windows and windows overlooking the garden with country views beyond. Oak flooring and wood-burning stove with granite hearth.

DINING KITCHEN

With dining area, windows and glazed stable door overlooking the garden and tiled flooring. The kitchen comprises a range of stylish wall and base units with quartz work surfaces with double Belfast sink. Range cooker and integrated dishwasher. Useful storage cupboard. Skylight windows.

UTILITY ROOM

With a further range of fitted units, quartz work surfaces and Belfast sink. Space and plumbing for appliances. Integrated fridge / freezer.

FIRST FLOOR LANDING

With large storage cupboard incorporating gas-fired central heating boiler.

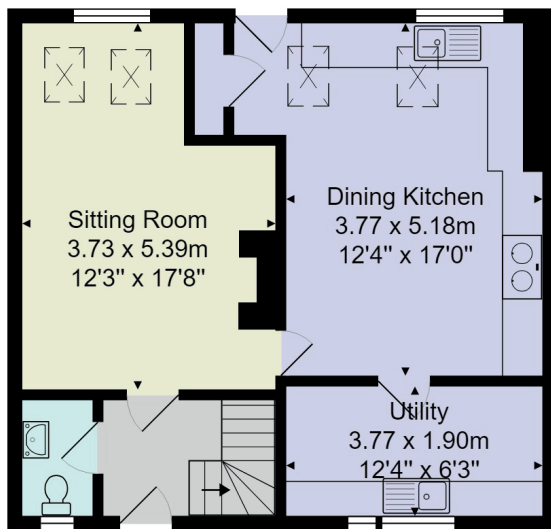
BEDROOMS

There are three good-sized bedrooms. Bedrooms 1 and 2 both have a range of fitted wardrobes.

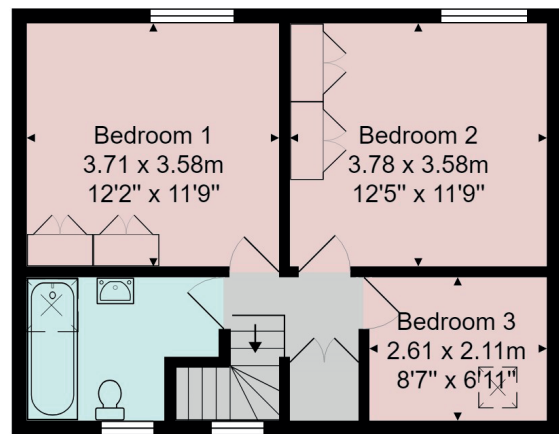
BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit and bath with shower above.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 100.2 m² ... 1079 ft²

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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Outside

To the front of the property there is off-road parking. To the rear, there is a particularly large and attractive garden, enjoying delightful views over the surrounding countryside. There is an extensive lawn, various paved sitting areas and well-stocked planted borders. There is also a useful workshop and store with power and light, summerhouse, greenhouse and log store.

Services

Mains electricity and gas connected. Septic tank for mains waste/foul water drainage.

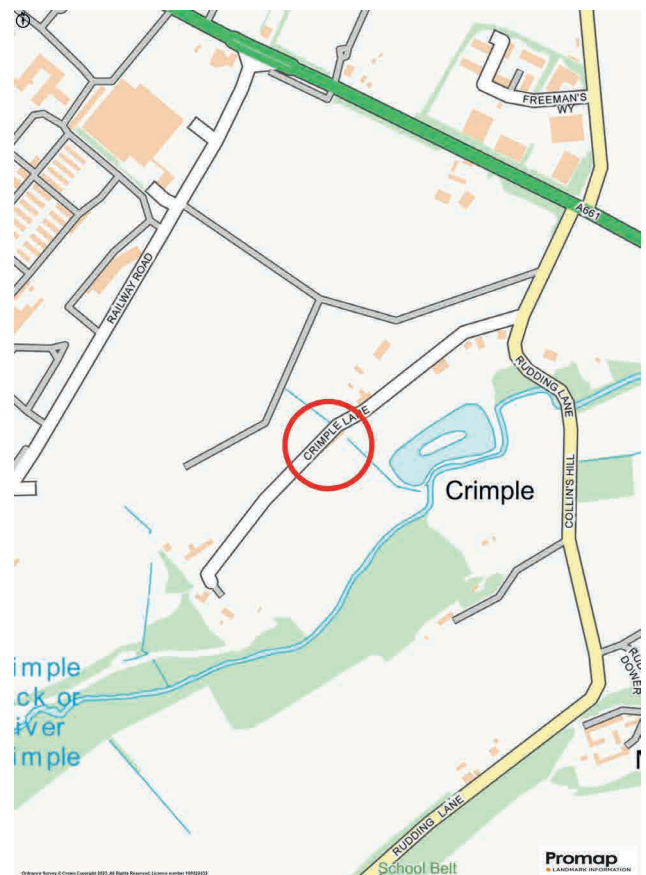
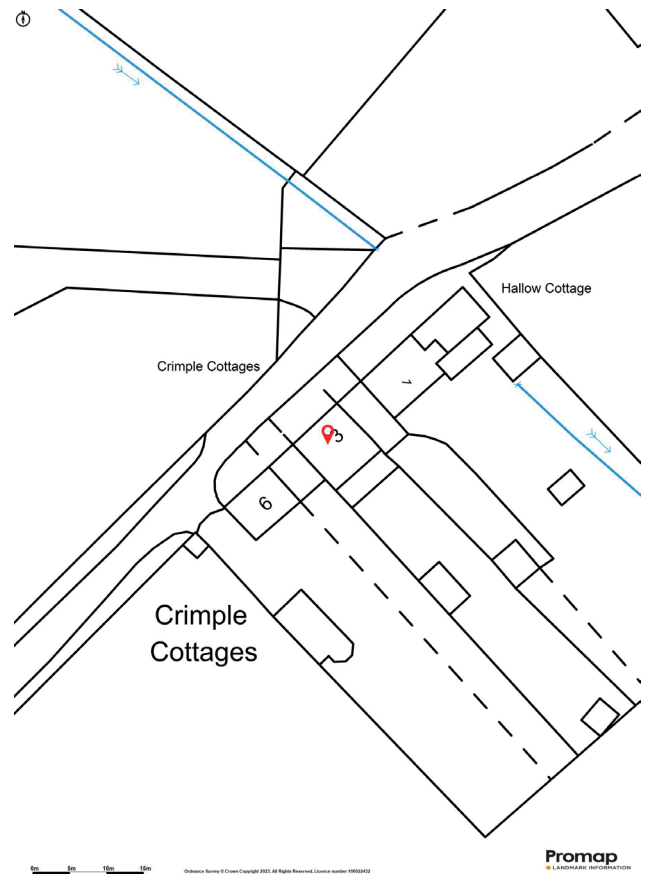
Tenure

Freehold

Council Tax Band - E

Agent's Notes

The property has the advantage of solar panels, which will be sold with the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
A	(92+)		
B	(81-91)		
C	(69-80)		77
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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