



Folly Cottage, Shaw Lane, Farnham, Knaresborough, HG5 9JE

£420,000

## Folly Cottage, Shaw Lane, Farnham, Knaresborough, HG5 9JE

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A well-presented and spacious three-bedroom end-of-terrace village property with attractive garden and parking, situated in a quiet position within the heart of this popular village.

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The deceptively spacious home provides accommodation with a sitting room, dining kitchen, garden room, and utility room, together with three bedrooms, a modern bathroom, and two en-suite shower rooms. There is parking and attractive garden with lawn, patio and mature planted borders.

The property is situated in the fashionable village of Farnham, within five minutes' drive of Knaresborough and well placed for the A1(M) and daily commuting to Yorkshire's principal business districts.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with attractive fireplace with open fire and glazed doors leading to a garden room.

### **GARDEN ROOM**

Providing a further sitting area with windows and glazed doors overlooking the garden.

### **DINING KITCHEN**

With space for a dining table and wood-burning stove. The kitchen comprises a range of fitted wall and base units with electric hob, integrated oven, integrated dishwasher and fridge / freezer.

### **UTILITY ROOM**

With fitted worktop and space and plumbing for appliances.

## **FIRST FLOOR BEDROOMS**

There are two bedrooms on the first floor, including the main bedroom with en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A white suite comprising WC, washbasin and shower.

### **BATHROOM**

A white modern suite, comprising WC, washbasin and bath.

## **SECOND FLOOR BEDROOM**

There is a further bedroom on the second floor and an en-suite shower room.

### **EN-SUITE SHOWER ROOM**

With a white modern suite, comprising WC, washbasin and shower.

### **STOREROOM**

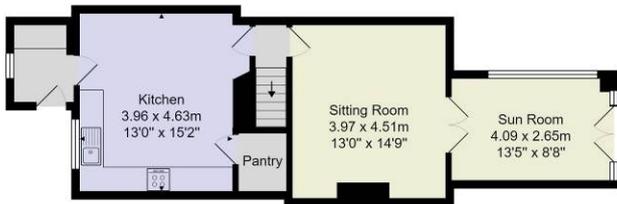
## **OUTSIDE**

To the rear of the property there is an attractive garden with lawn, planted borders, paved sitting areas and garden shed. A driveway provides parking.

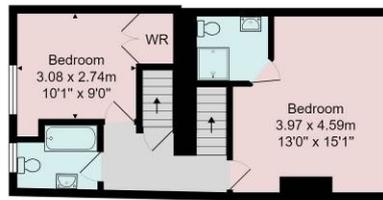
**Tenure** - Freehold

**Council Tax Band** - C





Ground Floor



First Floor



Second Floor

Total Area: 131.1 m<sup>2</sup> ... 1412 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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