



VERITY
FREARSON

HUNTSOTT, ARKENDALE ROAD, FERRENSBY, KNARESBOROUGH, HG5 0QA

£495,000

HUNTSCOTT, ARKENDALE ROAD,

Ferrensby, Knaresborough, HG5 0QA

A spacious and very well-presented two-bedroom detached bungalow with attractive garden and garage, situated in this delightful position surrounded by beautiful countryside within the popular village of Ferrensby, between Knaresborough and Boroughbridge.

This beautifully presented bungalow provides generous and flexible accommodation with a large sitting room with wood-burning stove, together with a well-equipped kitchen, two double bedrooms, modern shower room, plus dining room and garden room extension overlooking the delightful rear garden. The driveway provides parking and leads to the garage. The rear garden has a lawn, paved and decked sitting areas, shed and greenhouse.

The property is situated in this delightful village surrounded by beautiful open countryside and convenient for access to Knaresborough, Boroughbridge and Harrogate.



2 Reception Rooms · Garden Room · Kitchen

2 Bedrooms · Shower Room · Boarded Loft Space

Ample Off-Road Parking · Garage · Attractive Lawned Garden







ACCOMMODATION

RECEPTION HALL

A spacious reception hall with fitted cupboards and boiler cupboard.

SITTING ROOM

A large reception room with attractive stone fireplace and wood-burning stove.

DINING ROOM

A further reception room providing a dining area. Open plan to the garden room.

GARDEN ROOM

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

KITCHEN

With a range of fitted units with gas hob and integrated oven and microwave. Integrated freezer and fridge and space and plumbing for washing machine and dishwasher.

LOFT SPACE

There is a large loft, which is boarded and has lighting and is accessed via a loft ladder.

BEDROOM 1

A double bedroom with fitted wardrobes.

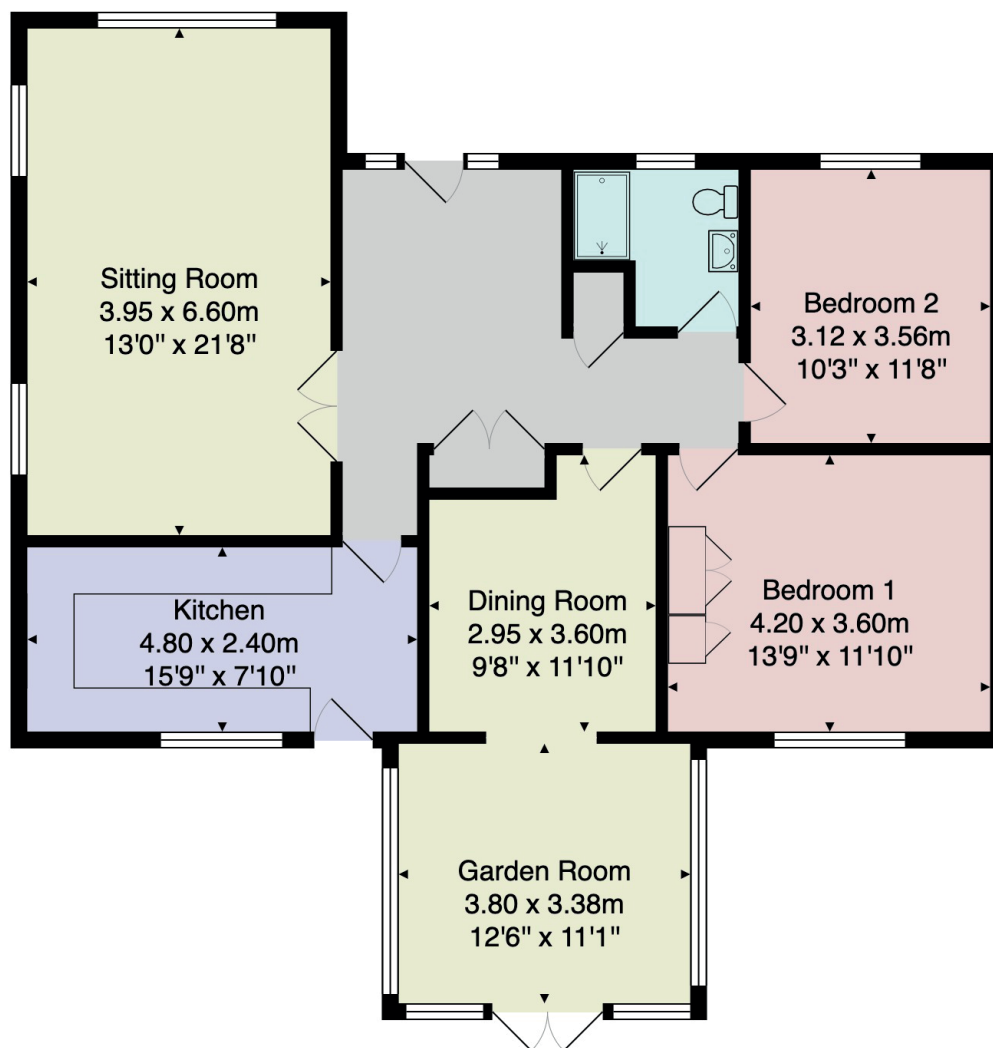
BEDROOM 2

A further double bedroom.

SHOWER ROOM

With tiled walls and floor with under floor heating. Heated towel rail. A white suite with WC, washbasin and shower. High-quality Villeroy and Boch sanitaryware.

FLOOR PLAN



Total Area: 112.6 m² ... 1212 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

There is an attractive rear garden with well-stocked planted borders, patio and decked sitting area with outdoor feature lighting, plus greenhouse and shed with power. A drive provides parking and leads to a garage, which has light and power.

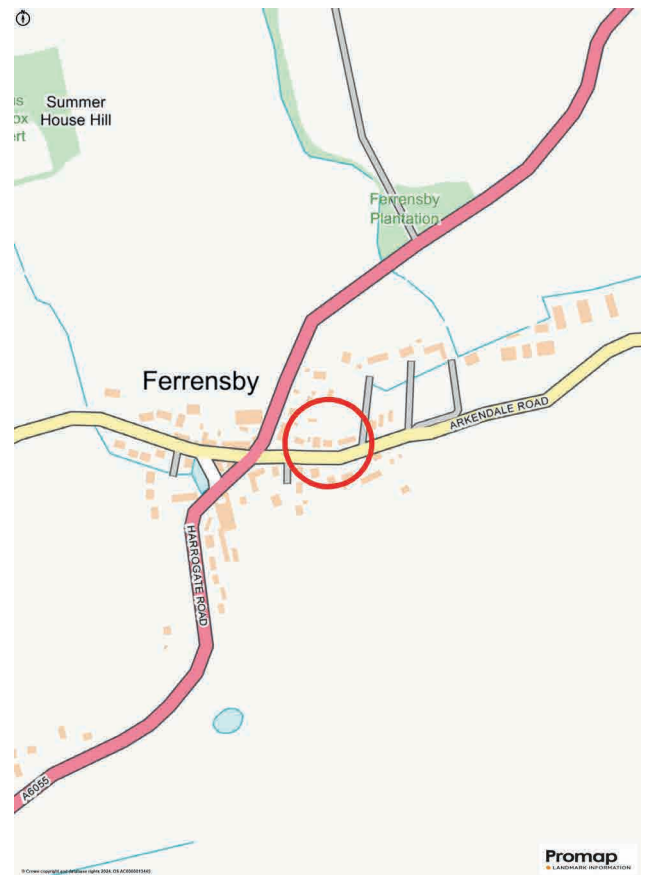
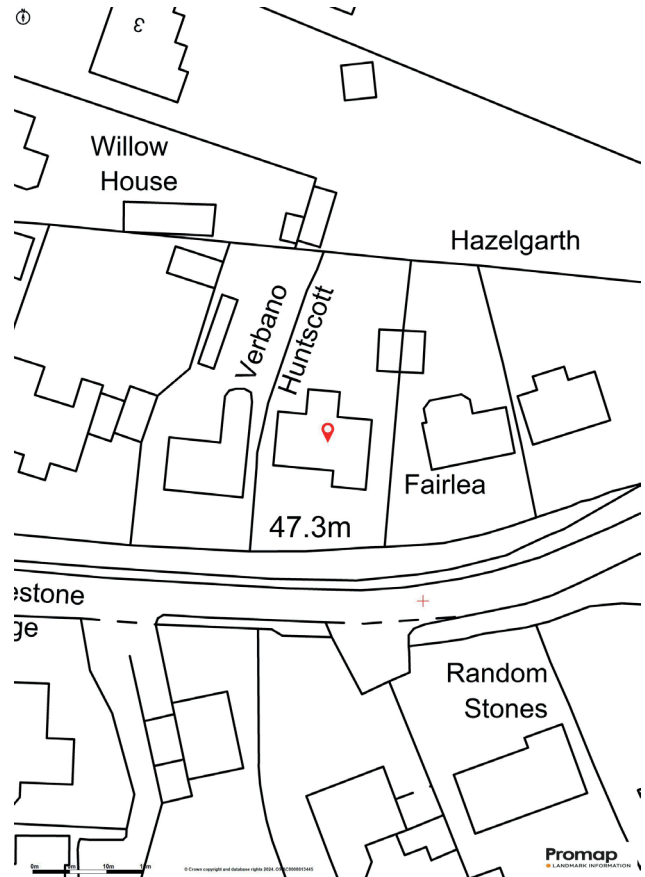
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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