2 Spring Bank, Follifoot, Harrogate, North Yorkshire, HG3 1DX

£300,000

Offers Over

2 Spring Bank, Follifoot, Harrogate, North Yorkshire, HG3 1DX

A charming two-bedroom cottage situated in the heart of this desirable village between Harrogate and Wetherby.

This characterful home has attractive gardens to the front and rear and has spacious living accommodation comprising a sitting room with stone fireplace, together with a dining kitchen, two good-sized bedrooms and a bathroom.

This excellent village property is well served by the amenities in Follifoot, which include a shop, public house and popular primary school. Follifoot is a desirable village situated on the south side of Harrogate, convenient for the Harrogate bypass, which provides access to the A1(M) and is within easy commuting distance of Leeds, Wetherby and York. Offered for sale with no onward chain.

GROUND FOOR
ENTRANCE HALL

SITTING ROOM
A reception room with stone fireplace and living-flame gas fire.

KITCHEN
With fitted wall and base units with gas hob, integrated oven and space for appliances. Space for dining table.

FIRST FLOOR
BEDROOM 1
A double bedroom with fitted wardrobes.

BEDROOM 2
A further good-sized bedroom.

BATHROOM
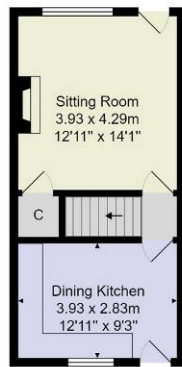With WC, washbasin and bath with shower above.

OUTSIDE
To the rear of the property there is an attractive garden with paved sitting area and planted borders. Garden to front with lawn and further paved sitting area.
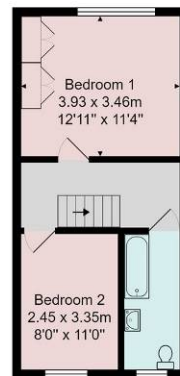
Tenure - Freehold

Council Tax Band - B

Sitting Room
3.93 x 4.29m
12'11" x 14'1"

C

Dining Kitchen
3.93 x 2.83m
12'11" x 9'3"

Ground Floor

Bedroom 1
3.93 x 3.46m
12'11" x 11'4"

Bedroom 2
2.45 x 3.35m
8'0" x 11'0"

First Floor

Total Area: 67.5 m² ... 726 ft²

All measurements are approximate and for display purposes only.
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