



VERITY  
FREARSON

SPRING GARTH, TOFTS LANE, FOLLIFOOT, HARROGATE, HG3 1DY

OFFERS OVER £600,000

# SPRING GARTH, TOFTS LANE,

*Follifoot, Harrogate, HG3 1DY*

**A charming three-bedroom detached property with good-sized and attractive garden, situated in the heart of this desirable village between Harrogate and Wetherby.**

This characterful home has an attractive garden to the rear with mature planted borders, together with driveway parking and a single garage. There is also a further additional garden area to the front, which could be used for additional parking if required. The generous accommodation comprises a sitting room, dining room and sunroom extension, together with a kitchen, utility and downstairs WC. Upstairs, there are three very good-sized bedrooms a bathroom and separate WC.

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.

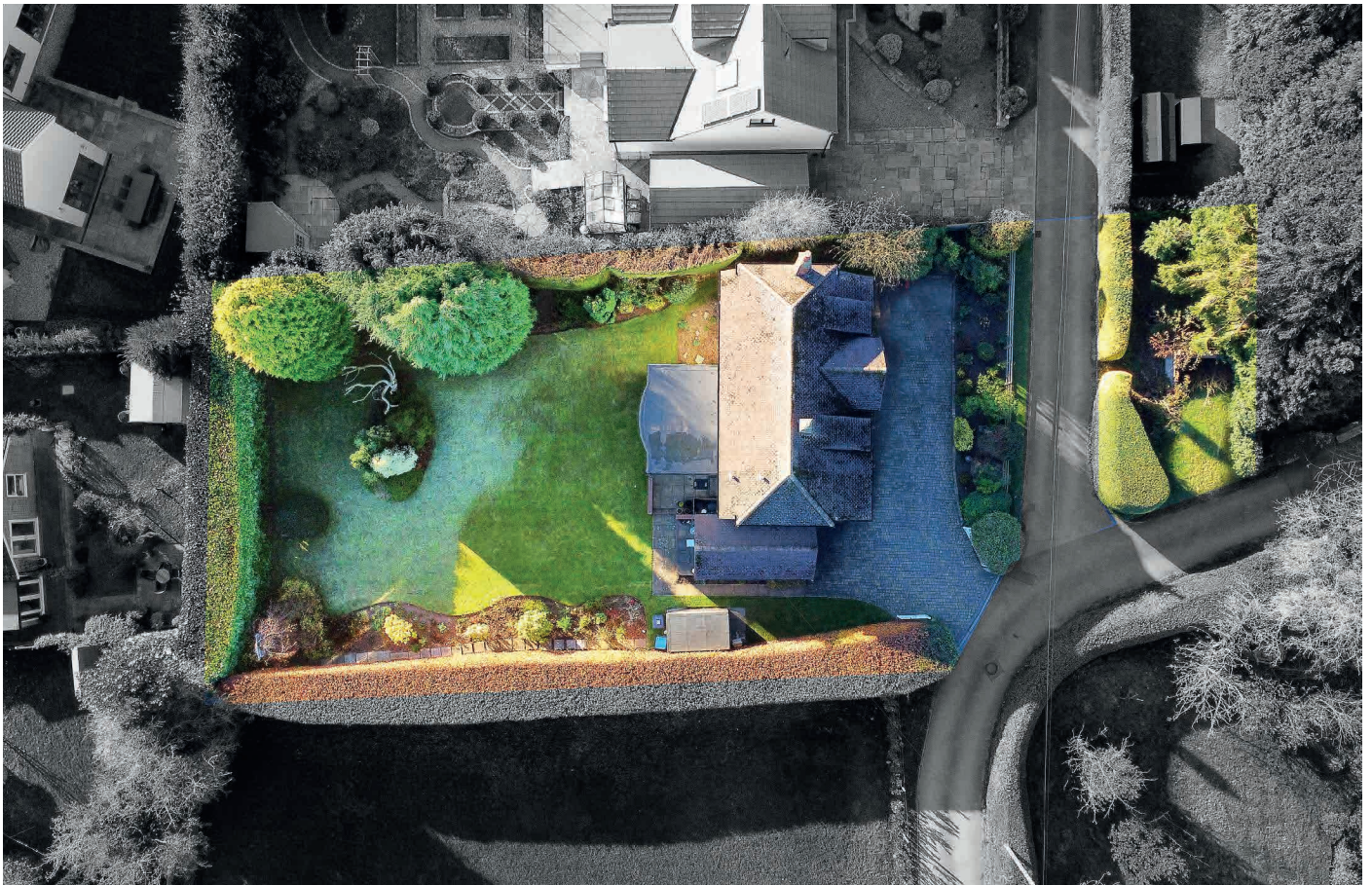


2 Reception Rooms · Sunroom · Kitchen · Utility Room · Cloakroom

3 Bedrooms · Bathroom · Separate WC

Ample Off-Road Parking · Garage · Good-Sized Gardens To Front And Rear







## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with feature fireplace and living-flame gas fire. Windows on three sides.

#### **DINING ROOM**

A further reception room providing a dining area.

#### **SUNROOM**

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

#### **KITCHEN**

With a range of fitted units with worktop, electric hob and double oven.

#### **UTILITY ROOM**

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Door leads to the garden.

#### **CLOAKROOM**

A useful downstairs WC.

### **FIRST FLOOR**

#### **BEDROOM 1**

A double bedroom with washbasin set within a vanity unit.

#### **BEDROOM 2**

A double bedroom with fitted wardrobes.

#### **BEDROOM 3**

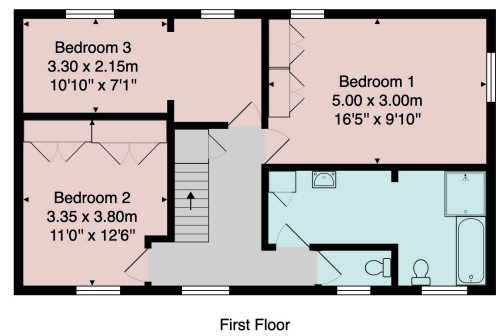
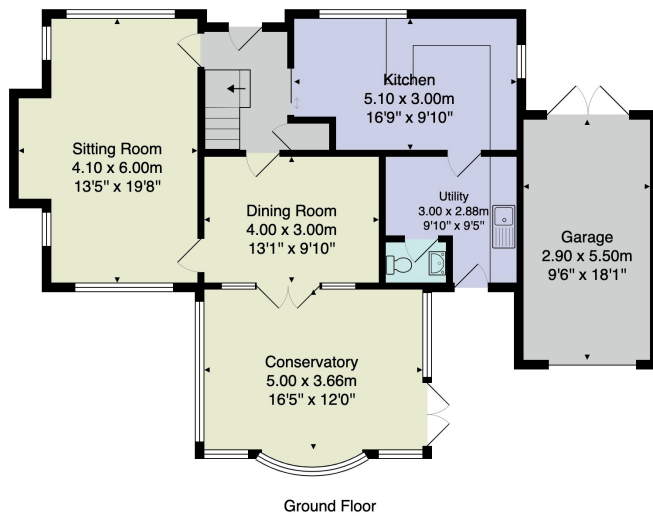
A further good-sized bedroom.

#### **BATHROOM**

With WC, washbasin set within a vanity unit, bath and shower. Fitted cupboard. .

#### **SEPARATE WC**

# FLOOR PLAN



Ground Floor

First Floor

Total Area: 166.6 m<sup>2</sup> ... 1794 ft<sup>2</sup>  
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

A block-paved drive provides ample off-road parking and provides access to the single garage. There is a very good-sized and attractive rear garden with lawn and mature planted borders. Timber garden shed. There is also an additional garden area to the front of the property which could be used as further garden space, or for additional parking if required, or potentially a location to erect a garden office or studio.

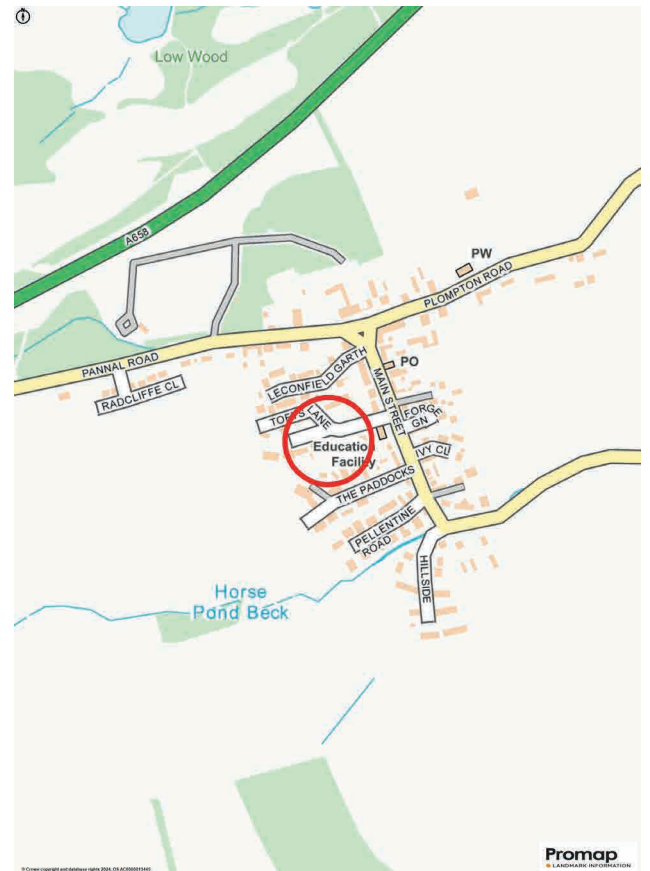
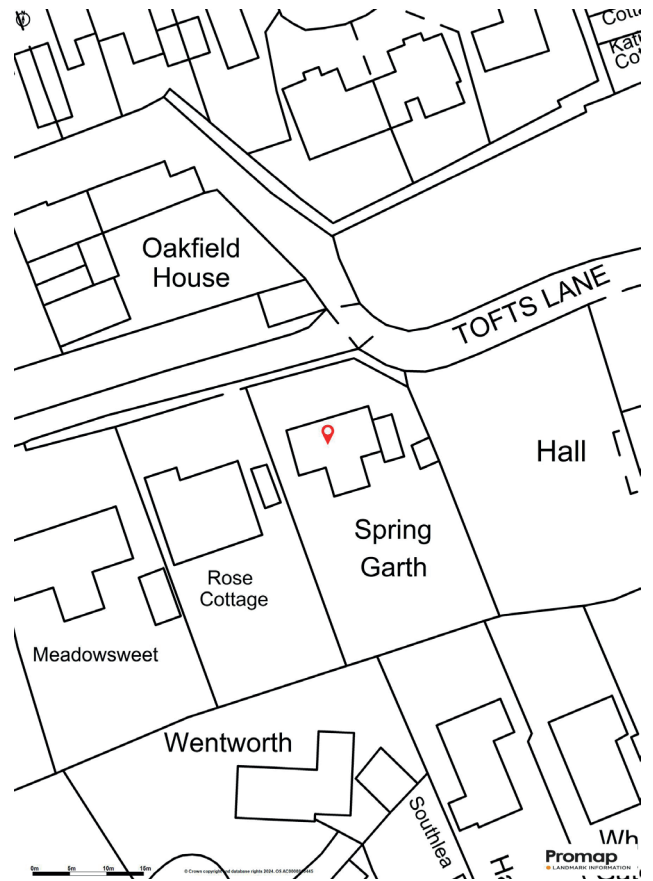
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



Harrogate

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