



VERITY
FREARSON

WENTWORTH, THE PADDOCKS, FOLLIFOOT, HARROGATE, HG3 1EA

GUIDE PRICE £895,000

WENTWORTH, THE PADDOCKS,

Follifoot, Harrogate, HG3 1EA

A stunning five-bedroomed detached family home with attractive gardens and double garage, situated in this quiet position within the sought-after village of Follifoot.

The property has been fully modernised and refurbished and extended by the current owners to provide spacious and beautifully presented accommodation which includes a superb open-plan living kitchen with bi-folding doors leading to the garden. There are two additional reception room plus a cloakroom, study and utility room. On the first floor there are five bedrooms, including a master bedroom with en-suite shower room, and two house bathrooms. The property is presented to a high standard, having been newly renovated to include new heating system and electrical wiring, and finished with high-quality fittings.

Follifoot is a fashionable village to the south side of Harrogate, well placed for daily commuting to Yorkshire's principal business districts. Village amenities include a popular primary school, village shop and post office, church, two public houses and a cricket club. Follifoot also currently benefits from designated school buses to Harrogate Grammar School, Rossett School, St Aidan's and St John Fisher's.



2 Reception Rooms · Study · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · 2 House Bathrooms

Double Garage · Ample Off-Road Parking · Generous Lawned Gardens







ACCOMMODATION

GROUND FLOOR SPACIOUS RECEPTION HALL

With oak flooring.

SITTING ROOM

A large reception room with oak flooring and windows to front and rear. Fireplace with wood-burning stove.

DINING ROOM

A further reception room with windows to the rear.

STUDY

Providing a useful work space with window to front.

CLOAKROOM

With low-level WC and washbasin. Heated towel rail.

LIVING KITCHEN

A stunning open-plan living space with generous sitting and dining areas with windows, and bi-folding doors to two elevations leading to the garden. There is a stylish fitted kitchen with a range of wall and base units, granite worktops and breakfast bar. There is a point for a range cooker with extractor hood above and integrated appliances. Oak flooring.

UTILITY ROOM

With fitted units, sink and plumbing for washing machine. Window to front. Glazed door to side.

FIRST FLOOR

BEDROOM 1

A large bedroom with vaulted ceiling, full-height window to front and further window to rear.

EN-SUITE SHOWER ROOM

A modern white suite with low-level WC, washbasin set within a vanity unit, and shower. Heated towel rail and window to front.

BEDROOM 2

A double bedroom with window to side.

BEDROOM 3

A double room with window to rear.

BEDROOM 4

A double bedroom with window to rear.

BEDROOM 5

A double bedroom with window to front.

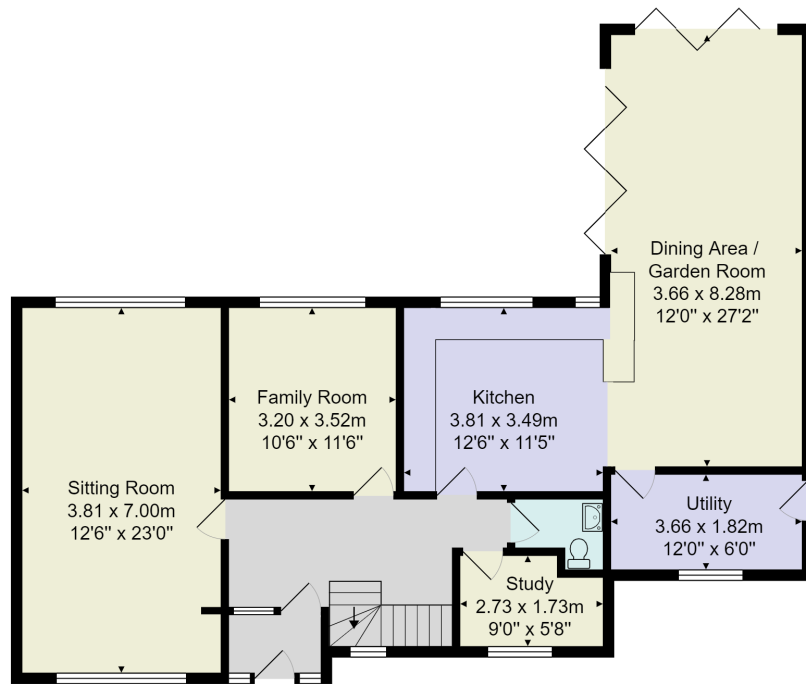
HOUSE BATHROOM 1

A modern white suite with low-level WC, washbasin and bath. Heated towel rail and skylight window.

HOUSE BATHROOM 2

A modern white suite with low-level WC, washbasin set within a vanity unit, shower and free-standing bath. Tiled floor and window to side.

FLOOR PLAN

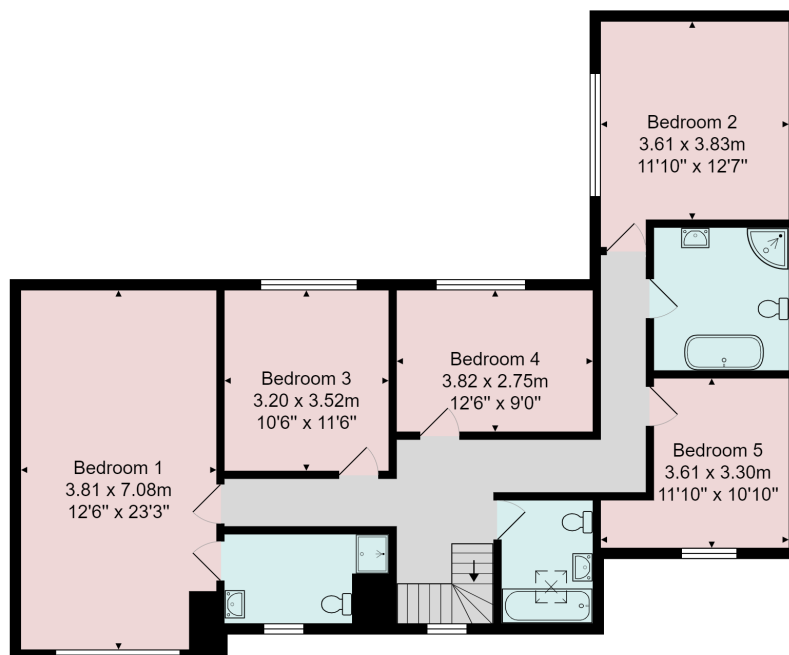


Ground Floor

Total Area: 226.2 m² ... 2434 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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First Floor

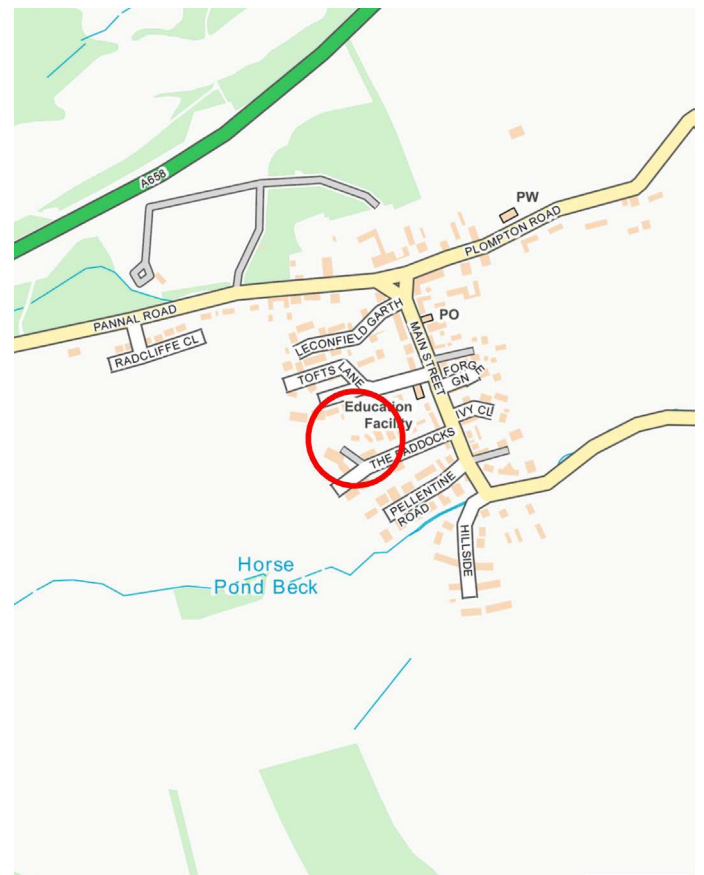
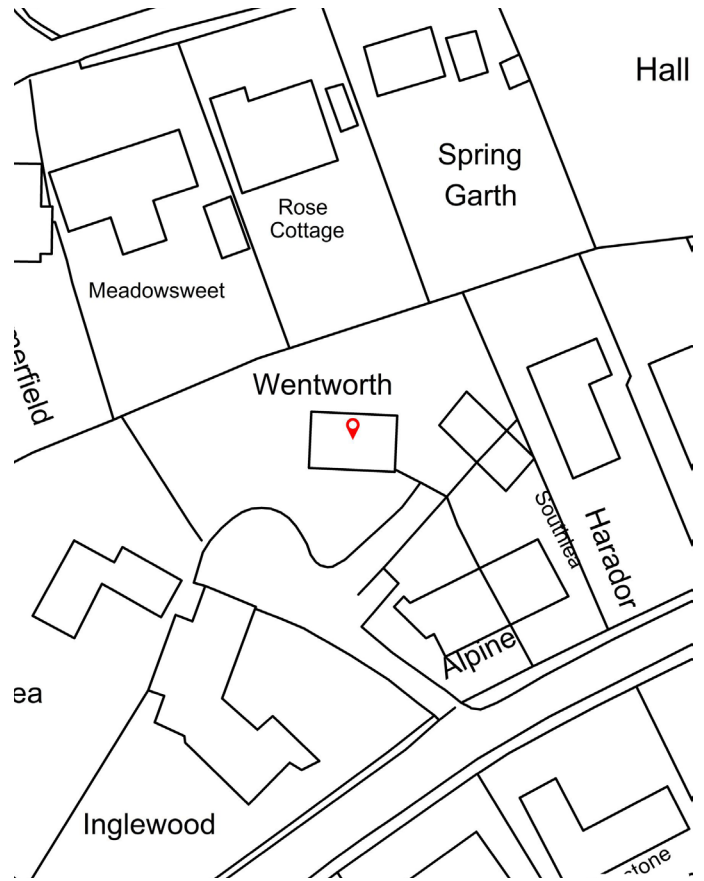
Outside

The property occupies a generous plot with attractive lawned garden and paved sitting area. A driveway provides ample parking and leads to a double garage with light and power.

Services

All mains connected.

Council Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





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verityfearson.co.uk