



Harrogate Road, Ferrensby Guide Price £480,000

**** STUNNING BREAKFAST KITCHEN ****

A significantly improved and modernised semi detached house sat on a generous corner position, featuring a stunning breakfast kitchen, and offering substantial four bedroom living accommodation set across three floors.



Accommodation

An immaculately presented semi-detached cottage set in the heart of Ferrensby, offering outstanding family living accommodation set across two floors and positioned on a corner plot with generous front, side and rear gardens. The property has been comprehensively improved over many years with modern fixtures and fittings. Ferrensby itself is one of the regions most sought after villages offering quick and easy access to the market towns of Boroughbridge and Knaresborough as well as the A1 motorway.

Internally the property is entered through a double glazed front door into a spacious reception hall having a staircase leading to the first floor. There is a contemporary radiator in addition to ceramic tiled flooring. Located off the entrance hall is a downstairs cloakroom which has a contemporary WC and wash hand basin with half height tiled splashbacks. The cloakroom includes a heated towel rail, ceiling down lighters and double glazed Velux roof light. Without doubt the feature room of the property is the modern open plan breakfast kitchen having a stylish range of built-in low level storage cupboards with quartz worktops and inset sink unit. There is an additional range of matching high level storage and display cupboards with quartz upstand in addition to a built-in Neff electric oven, grill and microwave. There is a separate AEG four-point induction hob unit with brushed stainless steel extractor canopy. The kitchen includes a built-in Neff dishwasher as well as integrated fridge. There is a central serving island with breakfast bar and wine cooler. The kitchen provides ample space for a freestanding breakfast table and benefits further from recessed ceiling downlighters and uPVC double glazed French doors to the side elevation which leads out onto the gardens beyond. There is an under stairs coats and boot cupboard. An archway leads through into the separate utility room which has a matching range of high and low level storage cupboards with quartz worktops, sink unit and freezer. The utility room has an integrated freezer, plumbing for washing machine, tile flooring, radiator, ceiling downlighters and a uPVC framed double glazed rear entrance door. The principal reception room is a spacious lounge located at the front of the house having a living flame coal effect gas fire set on a crushed limestone hearth with matching surround. There is a television aerial point, radiator and uPVC framed double glazed French doors leading through to a rear garden room/conservatory which has surrounding casement windows and French doors leading out onto the rear garden.

The first floor landing services the entirety of the first floor accommodation and has a turned staircase leading to the second floor with built-in under stairs storage cupboard. The master bedroom is located on the first floor of the property featuring a vaulted ceiling with double glazed Velux roof light, ceiling downlighters and radiator. There are twin built-in wardrobes in addition to an ensuite shower room which has a low flush WC and wash hand basin set in a vanity surround in addition to a walk-in shower cubicle with full height tiled splashbacks. To the first floor are two further bedrooms, the second bedroom of which has a triple fronted built-in wardrobe with both bedrooms benefiting from double glazed casement windows and radiators. The first floor accommodation is completed by a modern house bathroom having a low flush WC, wash hand basin and inset panel bath with shower attachment and full height tiled splashbacks. There is a heated chrome towel rail, extractor and ceiling down lighters.

To the second floor is the guest bedroom suite forming part of a skillfull loft conversion. The bedroom includes a double fronted wardrobe, ceiling down lighters, radiator and dormer window to the rear of the bedroom enjoying open elevated rear aspect. There is an en-suite shower room which has a contemporary WC, wash hand basin and shower cubicle with display niche and tiled splash backs. The en-suite also includes a heated towel rail, extractor, ceiling down lighters and built-in eaves storage.

To The Outside

The property is accessed directly off Harrogate Road through a gated entrance onto a substantial gravel front hardstanding and driveway which provides off street parking for numerous motor vehicles. The driveway in turn accesses the detached single garage which is of brick and tile construction with up and over garage door, light and power. Directly to the front of the property is a covered storm porch with flagged patio. There is a lawned front garden with planted borders and a feature wall defines the front boundary. Gated access leads through to the rear. The property's side garden is laid to lawn in addition to a gravelled seating area to the rear of the garage. Running full width across the rear elevation is a flagged pathway and patio which provides ample space for garden furniture, ideal for outside entertaining. The rear garden is also laid to lawn with raised woodchip borders. The rear garden is fully enclosed to all sides by walled and fenced boundaries ideal for children, grandchildren and pets. An outside water tap is located off the side elevation and there is secondary garage access from the rear. The property benefits from central heating and double glazing throughout and an early inspection is strongly recommended.

Directions

Travelling From Knaresborough, the property is opposite the 2nd Chevron on the right hand side. From Boroughbridge, continue past the General Tarleton and as the road bears round to the left, the property is situated on the left hand side.

Energy Efficiency

The property's current energy rating is C (71) and has the potential to be improved to an EPC rating of C (79).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

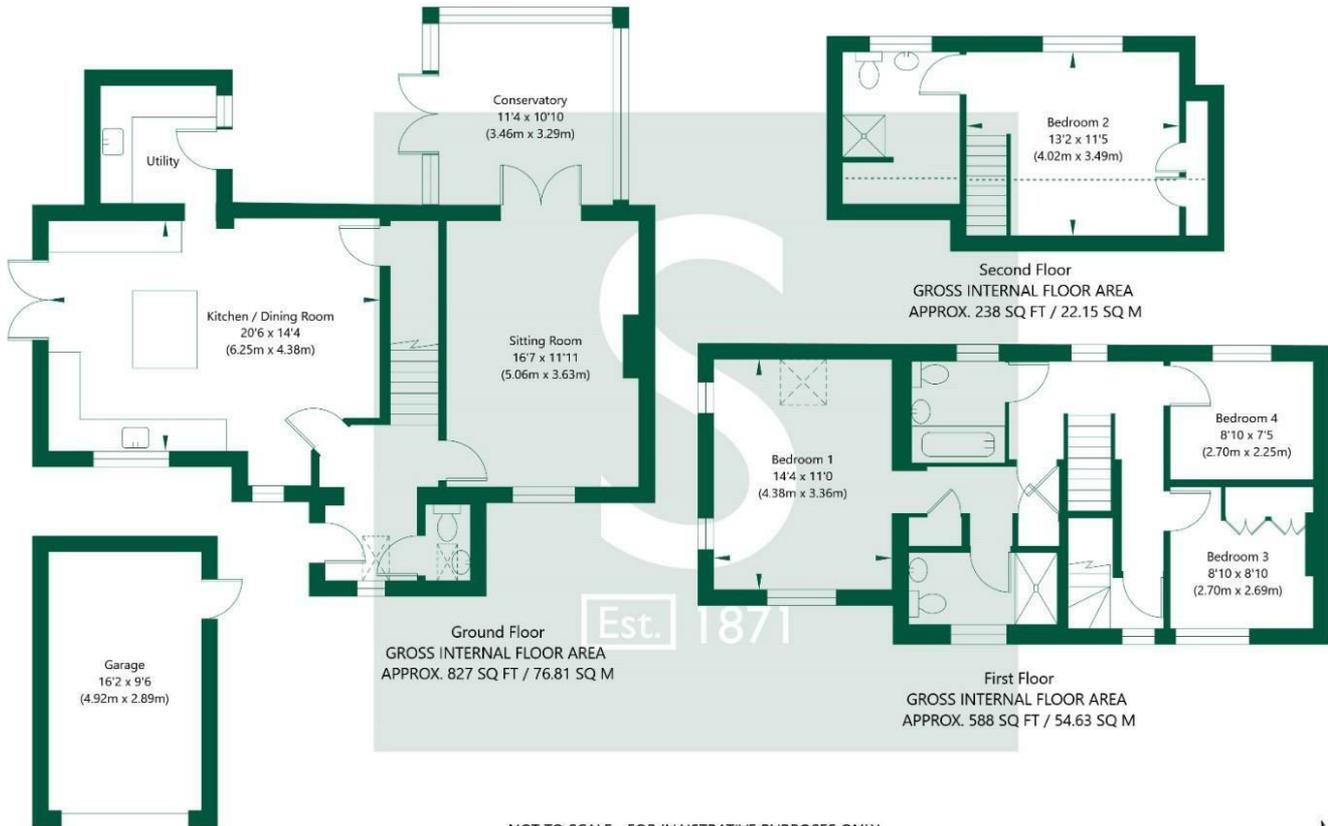
Council Tax: D - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

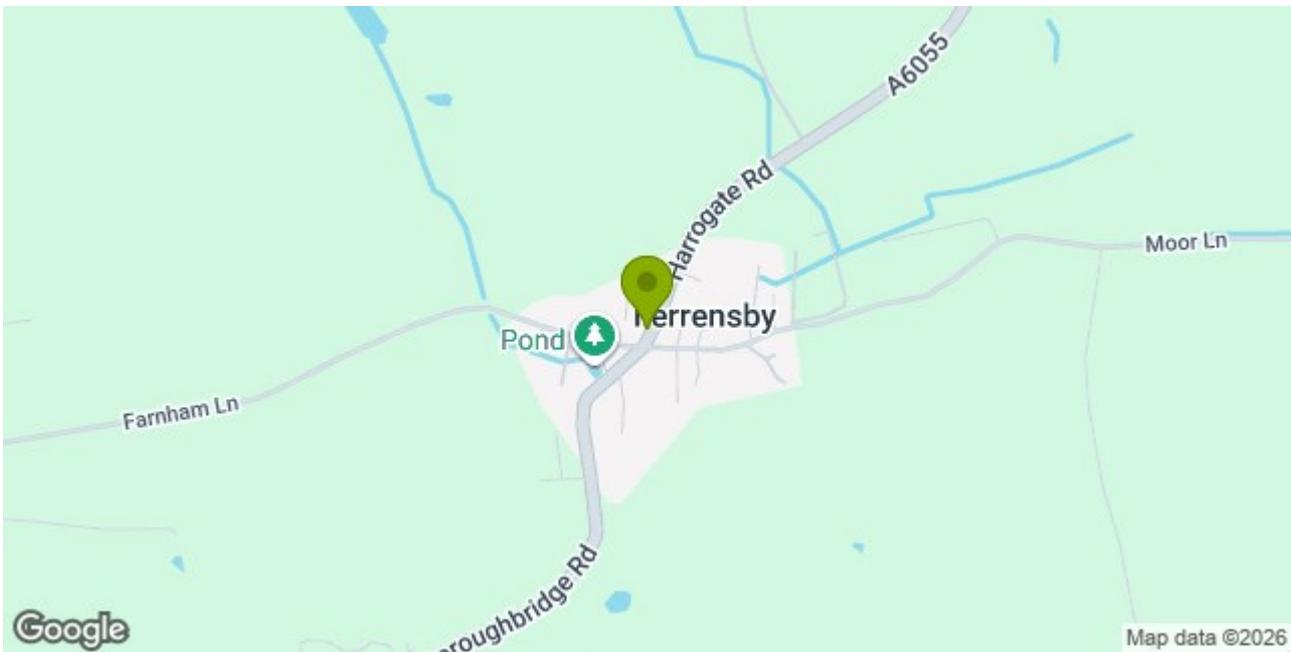
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*Download speeds vary by broadband providers so please check with them before purchasing.

Harrogate Road, Ferrensby, Knaresborough, HG5 0QB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1653 SQ FT / 153.59 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Associates

N Lawrence

