

FOR SALE



Stoneleigh, Pellentine Road, Follifoot, HG3 1EB

MARTIN & CO



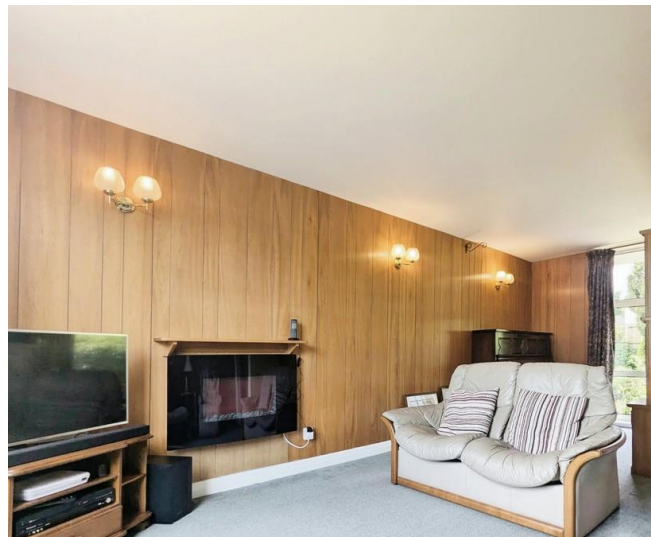
Pellentine Road, Follifoot

Four Bedroom, Three Bathroom

Asking Price Of £550,000

- Sought after village location
- Development Opportunity
- Cul de sac
- Spacious Accommodation
- Fantastic potential

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & co are delighted to offer to the market, with no onwards chain, this fantastic four bedroomed, detached, property situated on Pellentine Road, nestled in the heart of the sought after village of Follifoot.

Follifoot is a tranquil, picturesque village situated just to the southeast of Harrogate. Set in green rolling countryside, the village amenities include a primary school, village hall, church, post office/shop, public house, bus service, wildlife and recreation area.

With over 260 sqm of accommodation, now in need of modernisation, this expansive property, offers an excellent opportunity for development for its new owners.

Arriving at the property there is a block paved driveway with room for several vehicles.

Upon entering the property, you are greeted by a spacious hallway at the heart of the home.

Leading through to the breakfast kitchen which has been fitted with a range of wall & base units, double oven, hob & extractor, plumbing for a dishwasher and space for a breakfast table.

There is an external door, accessing the rear garden, as well as a large kitchen window offering a lovely outlook over the established garden, with its own stream. It really is charming.

The property currently offers not one, but two dual aspect reception rooms. One of which has patio doors, leading out to the raised patio, ideal for al fresco dining.

Furthermore, there is a well-proportioned separate dining room, offering a more formal space to dine. The utility room is a fantastic addition, with further

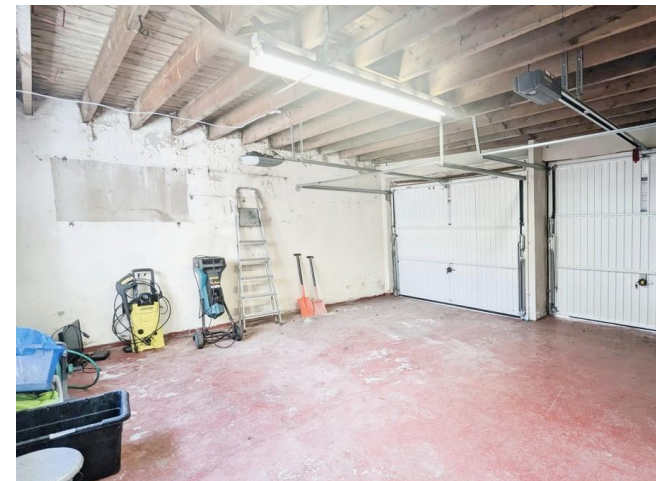
plumbing, and access to the double garage, with lighting & power, which in turn offers further access to the enclosed rear garden. There are two electric, up and over doors, allowing access to the front of the property.

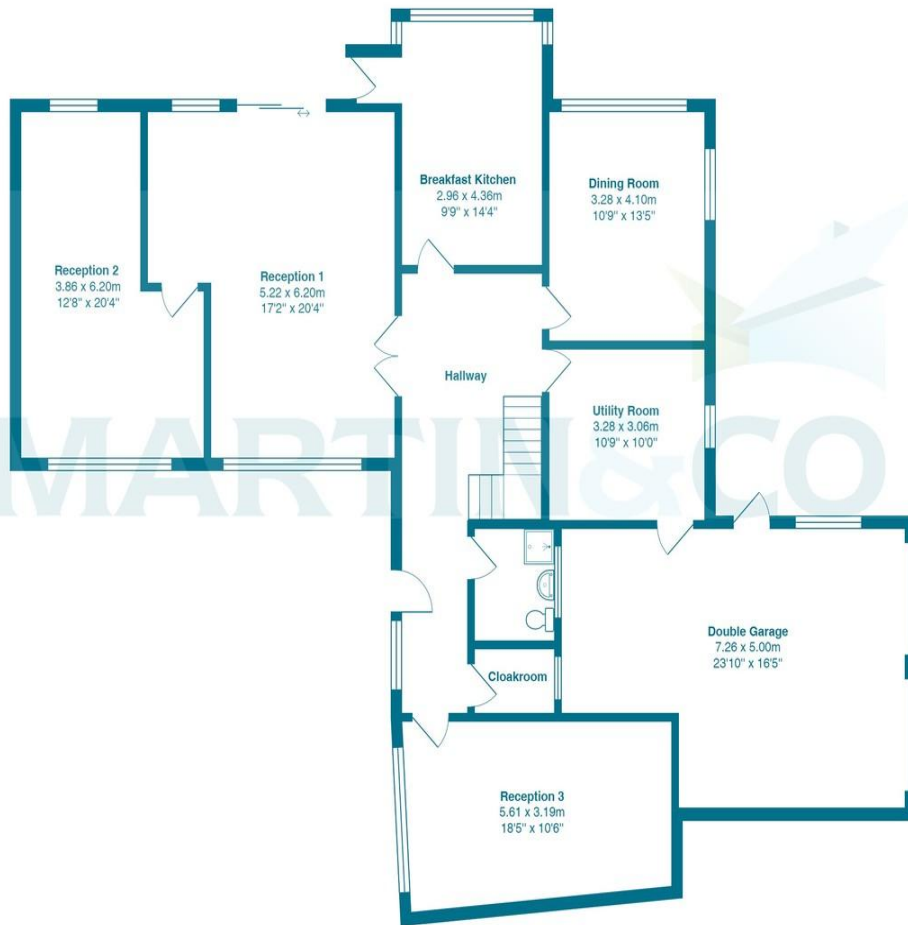
The property also benefits from a downstairs shower room, separate boot room and a third reception, offering potential to be used as a fifth bedroom, further living space, playroom or home office.

Heading upstairs, the principle bedroom offers a great space and benefits from useful storage, under the eaves. The ensuite bathroom has been fitted with, bath, separate shower unit, basin, loo and bidet.

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With three more double bedrooms, there is plenty of room for growing families, as well as offering further flexible accommodation. The house bathroom has a second bath, walk in shower, basin, loo and bidet.





Ground Floor

Ground Floor Total Area: 165.8 m² ... 1785 ft²

All measurements are approximate and for display purposes only



First Floor

First Floor Area: 94.7 m² ... 1020 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

