



VERITY
FREARSON

APRIL COTTAGE, 4 RUDDING DOWER, RUDDING LANE, FOLLIFOOT, HG3 1LL

GUIDE PRICE £575,000

APRIL COTTAGE, 4 RUDDING DOWER,

Rudding Lane, Follifoot, HG3 1LL

A charming and most individual 3 bedroom cottage forming part of the exclusive Rudding Dower estate. Enjoying an attractive position on the exclusive Rudding Dower estate with far reaching views towards the Park and open countryside on your doorstep.

Rudding Dower is an exclusive development of individual houses being the former mill and estate cottages of the Rudding Park Estate. The extensive facilities of central Harrogate are a few minutes short drive with day-to-day amenities on Wetherby Road. Leeds and York are both within easy commuting distance with the A1 (m) motorway 5 miles to the east.

Boasting a wonderful mix of contemporary charm and character throughout and during the current ownership, great efforts were made to preserve and upgrade the property both externally and internally with no expense spared. The property also benefits from flexible and well proportioned internal accommodation along with private parking and a well-manicured front garden and rear south facing courtyard. No chain.



Kitchen · Dining/Sitting Area · WC

3 Bedrooms · Bathroom

Off-Road Parking · South Facing Garden · Conservatory · Single Garage







ACCOMMODATION

Arranged over three floors, the property in brief comprises; Kitchen, with stylish modern units and integrated Miele and Gaggenau appliances, a large sitting dining room with solid wood flooring, multi-fuel burner and feature stone walls.

A large second-floor mezzanine leads to a third bedroom that also serves as a study area overlooking the main living space.

To the ground floor is a further reception room/conservatory with french doors to the garden, w/c and two double bedrooms serviced by a large house bathroom with both bath and shower.

FLOOR PLAN



Total Area: 153.8 m² ... 1656 ft² (excluding void (floor below))
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

Outside and to the rear of the property is a south facing courtyard garden and to the front and mainly laid to lawn with well stocked borders, offering a high degree of privacy.

Fantastic spaces to entertain and enjoy with friends and family.

Parking and single garage.

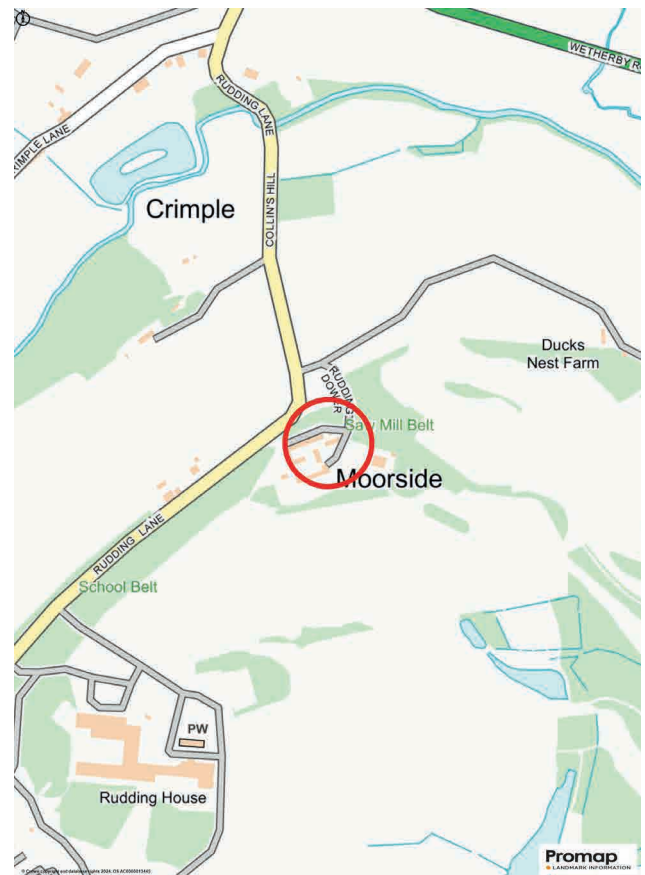
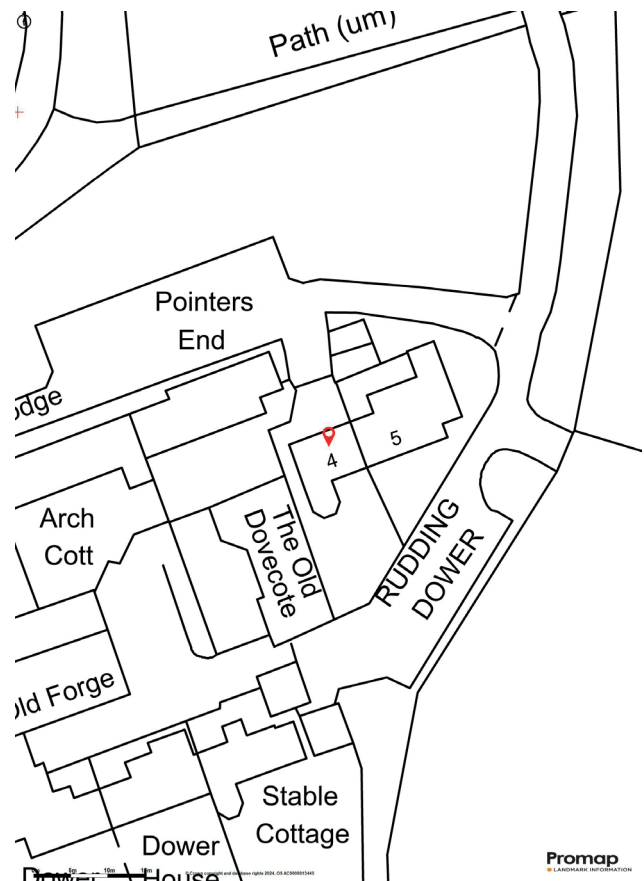
Services

Mains water, electricity and drainage are installed. Oil fired central heating.

Tenure

Freehold

Council Tax Band - G



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92+) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| | 40 | 69 |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| www.epc4u.com | | |

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