



VERITY
FREARSON

1 WILLOW GARTH, FERRENSBY, KNARESBOROUGH HG5 0QD

PRICE GUIDE £700,000

I WILLOW GARTH,

Ferrensby, Knaresborough, HG5 0QD

An individually designed and beautifully appointed four double bedroom detached bungalow set amidst delightful private gardens, forming part of this select development of just three individual family homes, offering potential for further extension subject to the usual consents, situated within this highly regarded village.

Ferrensby is a sought after village ideally placed for the commuter being within easy reach of the AIM which offers direct access to Yorkshire's commercial centres and further afield. The property is well placed for the market towns of Knaresborough and Boroughbridge with schooling for all age groups, recreational facilities and shops for all daily needs.

An internal viewing is strongly recommended to appreciate the overall scale and size of this superb home.



Dining Kitchen · Dining Room/Sitting Room · Lounge · Utility

4 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Double Garage · Private Rear Gardens Extending to 0.59 acres







ACCOMMODATION

With gas central heating and UPVC double glazing the property briefly comprises reception hall with airing cupboard and cloaks cupboard, there is a guest cloakroom.

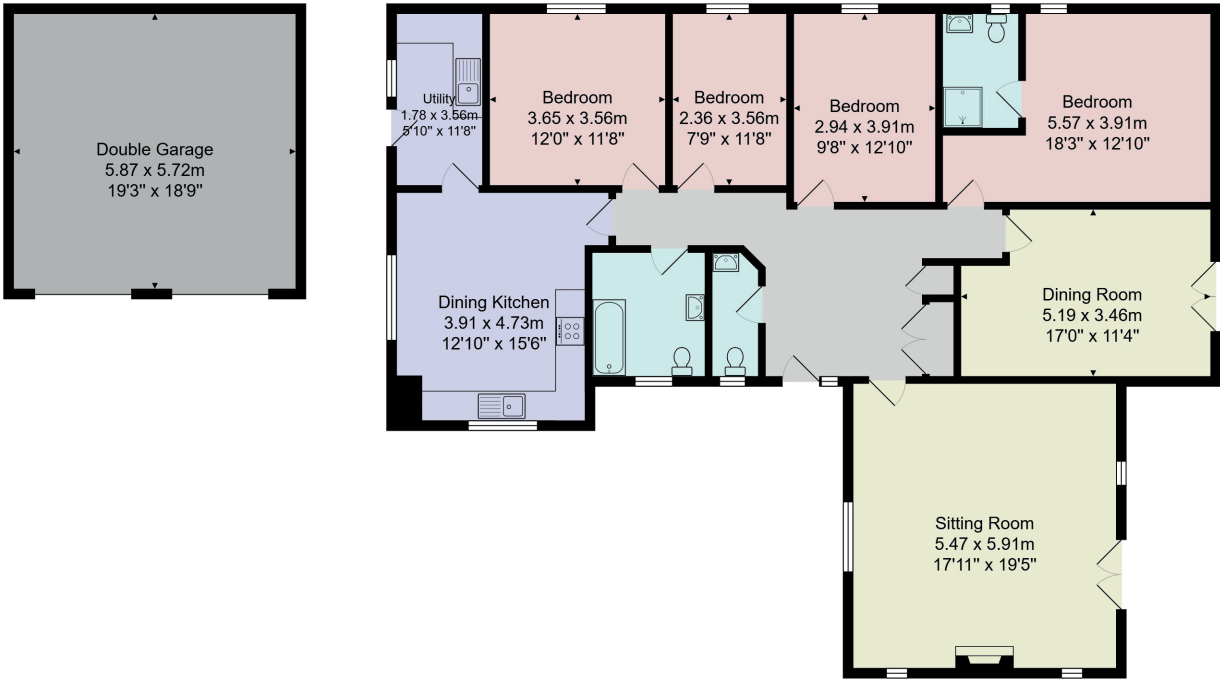
An impressive lounge enjoys a private aspect to the front and French doors with picture windows either side leading onto the terrace and takes full advantage of the views down the garden, there is also a living flame gas fire.

There is a dining room / sitting room again with French doors taking full advantage of the delightful private aspect of the gardens. A refitted dining kitchen comprises a contemporary range of matching base units with working surfaces and splash backs over, appliance tower and larder unit. There is a double oven, four ring induction hob with filter canopy over, there is an integrated dishwasher and freestanding fridge. A separate utility has a further range of matching wall and base units and space and plumbing for appliances.

The principal bedroom has a comprehensive range of built in wardrobes and a modern refitted en suite shower room. There are three further double bedrooms, one of which is being used as an office and the house bathroom comprises a matching three piece bath suite with shower attachment over the bath.

The property offers excellent further potential for extension subject to the necessary consents.

FLOOR PLAN



Total Area: 164.4 m² ... 1770 ft² (excluding double garage)
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 a further feature of the property are the delightful gardens which offer an excellent degree of privacy and will no doubt appeal to both those entertaining and for those with family requirements. A brick paved driveway provides ample off street parking and turning area with a detached double garage with electric up and over entrance doors.

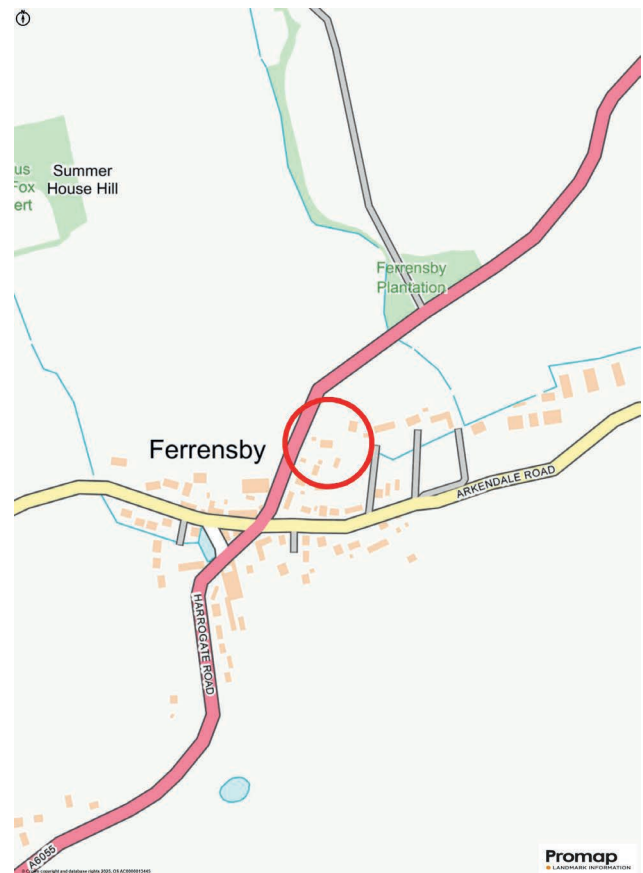
The magnificent private rear gardens incorporating a large terrace leading onto a lawned garden with shaped flowerbed borders with many specimen and mature trees and shrubs. There is also a greenhouse and timber garden shed.

Services

All mains services connected.

Tenure

Freehold



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)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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