



VERITY  
FREARSON

GREENBANK HOUSE, 1 IVY CLOSE, FOLLIFOOT, HARROGATE, HG3 1EH

£675,000



# GREENBANK HOUSE, 1 IVY CLOSE,

*Follifoot, Harrogate, HG3 1EH*

**A substantial four / five-bedroom detached home, with double garage and attractive garden, situated on a quiet cul-de-sac in the heart of this popular village between Harrogate and Wetherby.**

The generous accommodation comprises a large sitting room, together with a well-equipped kitchen, downstairs WC and utility room. There is also a second reception room, which could be used as a dining room or ground-floor bedroom if required. Upstairs, there are four bedrooms, the main bedroom having an en-suite shower room. The fourth bedroom is currently used as a dressing room but could easily be reconfigured to provide a self-contained bedroom again if required. There's also a modern bathroom with bath and shower. A driveway provides ample parking and leads to the double garage, and to the rear of the property there is an attractive garden with lawn and planted borders.

The property is situated in the heart of this popular village located just to the south of Harrogate and is well served by excellent local amenities, which include a sought-after primary school, shop and regular bus service. Offered for sale with no onward chain.



2 Reception Rooms · Kitchen · Utility Room · Cloakroom

4 / 5 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Double Garage · Good-Sized Lawned Garden













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A large reception room with bay window to front, patio doors leading to the garden and fireplace with living-flame gas fire.

#### DINING HALL

Providing a spacious entrance way with potential to use as a dining area if required.

#### CLOAKROOM

With WC and washbasin.

#### DINING ROOM / BEDROOM

A further reception room or potential ground-floor bedroom.

### KITCHEN

With a range fitted units with gas hob and integrated double oven.

#### UTILITY ROOM

A large utility room with fitted worktops, units and sink. Space and plumbing for appliances. Access to the double garage.

### FIRST FLOOR BEDROOM 1

A large double bedroom with en-suite and dressing room with fitted wardrobes.

#### EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower. Heated towel rail.

#### BEDROOM 2

A double bedroom with fitted wardrobes.

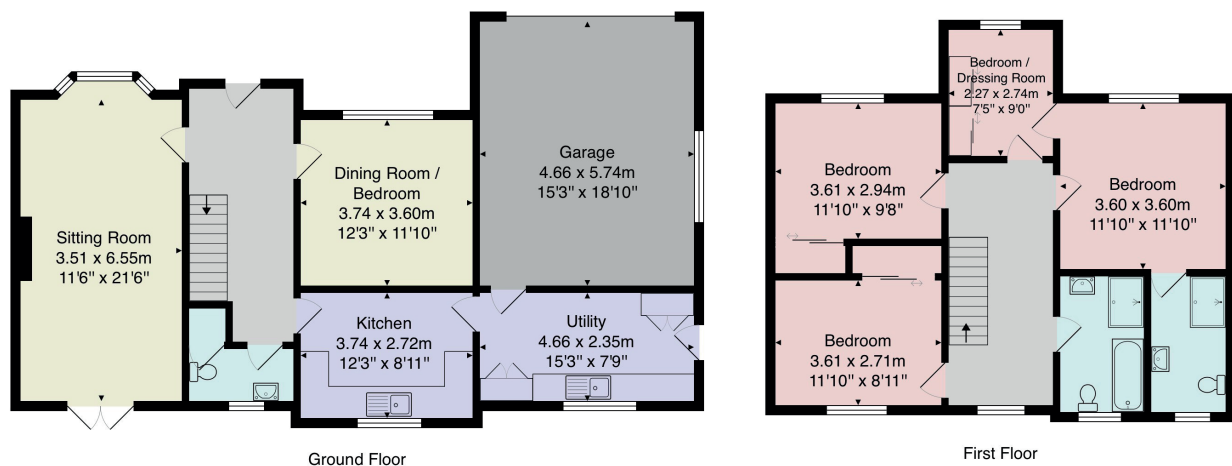
#### BEDROOM 3

A double bedroom with fitted wardrobes.

### BATHROOM

A white suite comprising WC, washbasin, bath and shower. Heated towel rail.

# FLOOR PLAN



Total Area: 145.1 m<sup>2</sup> ... 1562 ft<sup>2</sup> (excluding 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

A driveway provides parking and leads to an integral double garage, the garage door is electrically operated by a fob or a switch. There is a good-sized and attractive rear garden with lawn, well-stocked planted borders and sitting areas.

### Agent's Notes

The fourth bedroom on the first floor has been adapted to be used as a dressing room; however, it could be easily altered to be used as a self-contained bedroom again if required.

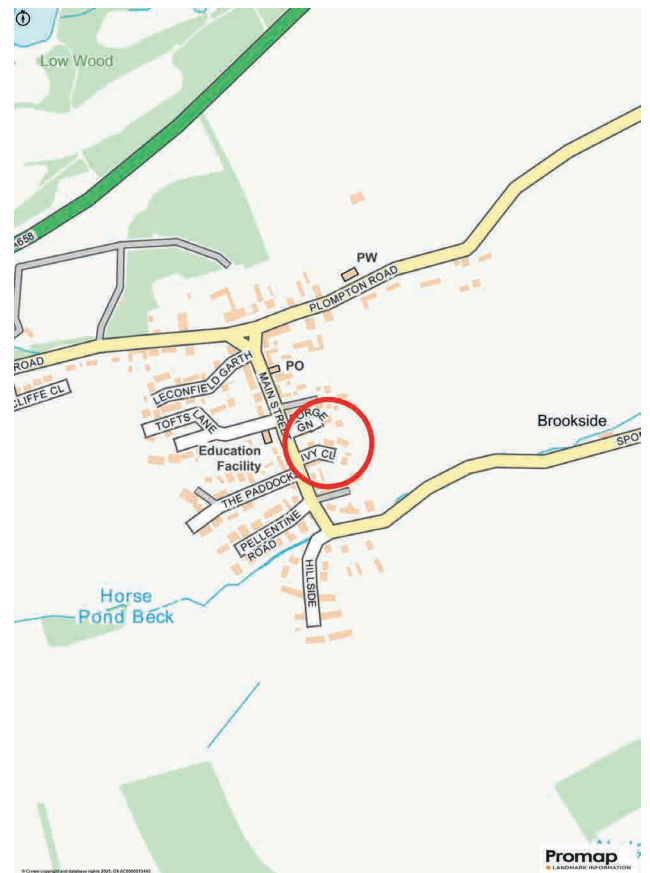
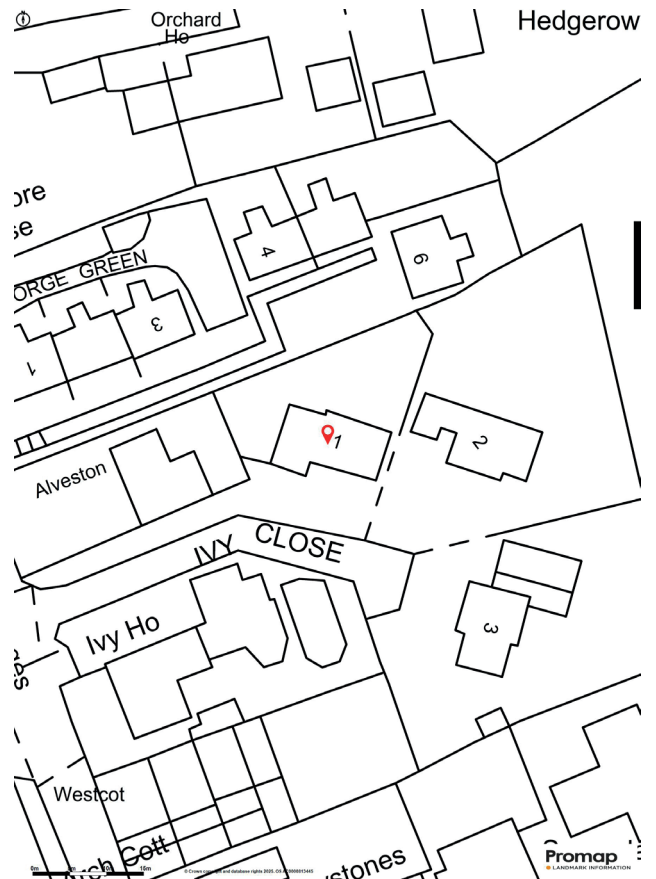
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



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		
	63	80
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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