



VERITY
FREARSON

CASTLE DENE, FOLLIFOOT LANE, SPOFFORTH, HG3 1AY

OFFERS OVER £1,000,000

CASTLE DENE, FOLLIFOOT LANE,

Spofforth, Harrogate, HG3 1AY

A most impressive four-bedroom detached house occupying a generous plot and situated in a delightful position, with attractive views overlooking the surrounding countryside, situated in this popular village between Harrogate and Wetherby.

This excellent property has huge potential and buyers have the opportunity to update and modernise, or potentially extend, the property to suit their own requirements, subject to obtaining the necessary consents. On the ground floor there is a large reception hall which leads to the sitting room, dining room and open-plan living kitchen. There is also a useful utility room and downstairs WC. Upstairs, there are four double bedrooms including the main bedroom which has an en-suite and balcony. A particular feature of the property is the large and attractive plot, having lawned gardens to the front and rear as well as a generous driveway and integral double garage.



2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Double Garage · Delightful Gardens With Open Aspect







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with glazed doors leading to a veranda at the front of the property. Attractive fireplace with living-flame gas fire.

DINING ROOM

A further good-sized reception room with windows overlooking the front garden.

LIVING KITCHEN

An open-plan living space with sitting and dining areas with windows and glazed doors overlooking the garden. The kitchen comprises a range of fitted units with gas-fired AGA, integrated dishwasher and electric oven.

UTILITY ROOM

With fitted units and space and plumbing for washing machine, tumble dryer and other appliances.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with glazed sliding doors leading to a balcony.

EN-SUITE SHOWER ROOM

With WC, washbasin, bidet, bath and shower.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A double bedroom with the windows overlooking the front garden and countryside beyond.

BEDROOM 4

A further double bedroom.

BATHROOM

With WC, basin, bidet, bath and shower.

FLOOR PLAN



Total Area: 256.9 m² ... 2766 ft² (excluding balcony)
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 generous driveway to the front, provides parking and leads to an integral double garage. The property occupies a large plot with good-sized, attractive gardens to the front and rear with lawn, paved and decked sitting areas. The property enjoys in an open and attractive aspect to the front and rear.

Position

The property is situated in a quiet position in the heart of this desirable village situated between Harrogate and Wetherby, and is well served by excellent local amenities, which include public house, shop and primary school. The property enjoys delightful views to the front and rear over the surrounding countryside.

Agents Note

The property has a septic tank.

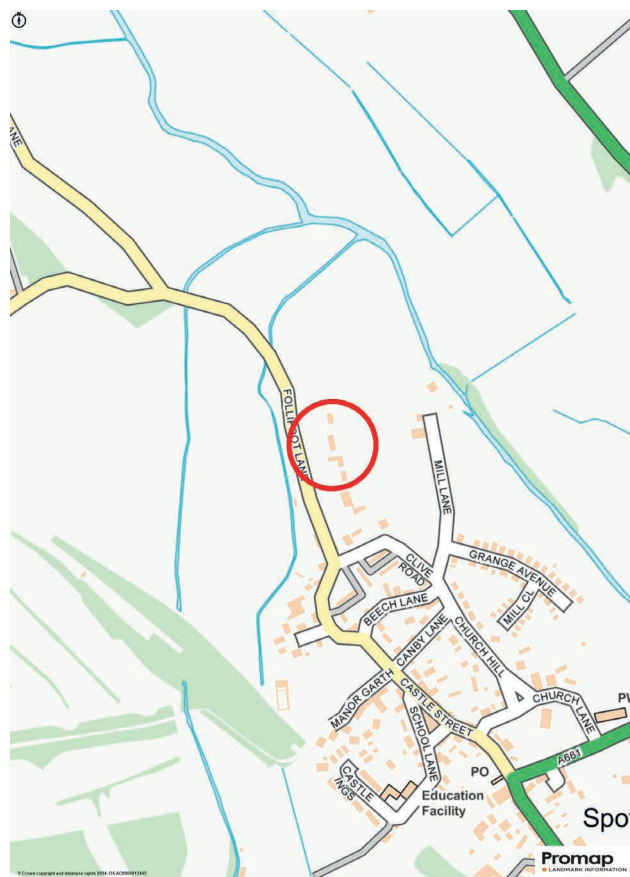
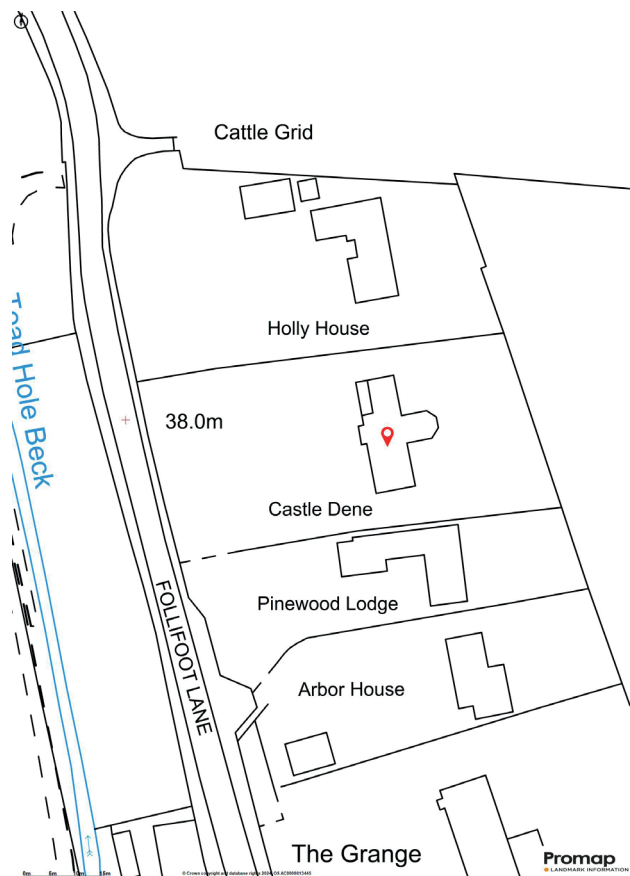
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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