

**PROVIDENCE GRANGE
HARROGATE ROAD
FERRENSBY, HG5 0QB**



**NICHOLLS
TYREMAN**



PROVIDENCE GRANGE | HARROGATE ROAD | FERRENSBY | HG5 0QB

An exceptionally rare opportunity to purchase this substantial, brick built, detached farmhouse now requiring total modernisation and upgrading.

Entrance Hall | Living Room | Dining Room | Sitting Room | Breakfast Kitchen

Four Bedrooms | House Bathroom

Gardens | Driveway | Outbuildings with wc | Two Cellar Store Rooms

Council Tax: D | Energy Rating: TBC | Tenure: Freehold

£600,000





Forming part of this small courtyard development of only two properties Providence Grange is located in the extremely popular village of Ferrensby, close to Knaresborough and Harrogate, with the A1(M) a short distance away.

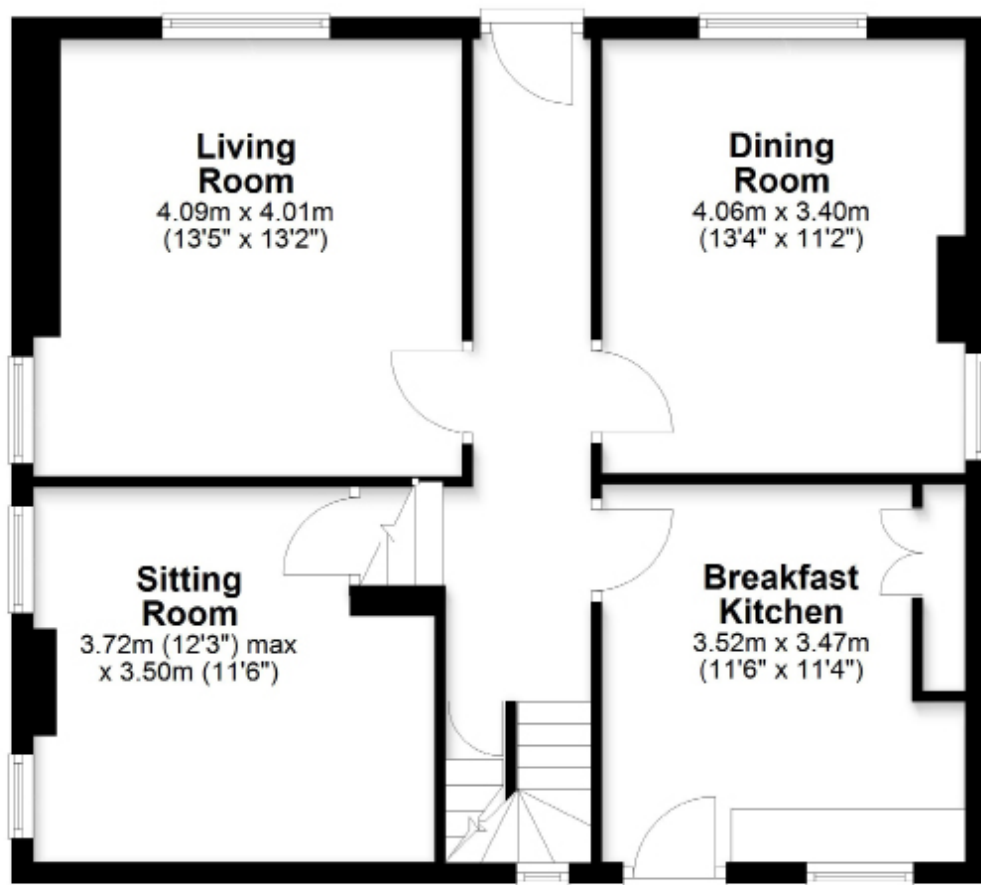
The property would benefit from extension - subject to the usual consents - and currently comprises: Entrance hall, living room, dining room, breakfast kitchen, sitting room and staircase to the lower ground floor where there are two useful store rooms. To the first floor there are four bedrooms, a house bathroom and access to a large loft which is ideal for conversion.

The property is approached via a part shared driveway leading to a large front garden area with space for a driveway and potential carport/garage and two brick built outbuildings with separate wc.

To the rear of the property are enclosed lawned gardens with boundary hedging, mature trees and a feature stone trough and pump dating back to 1854.

The adjacent property is a detached stone barn which is currently being developed into one large dwelling.

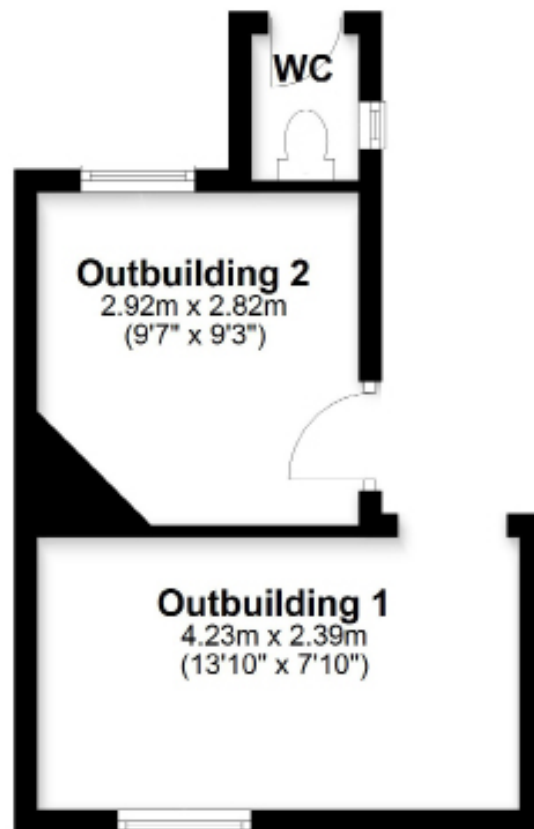
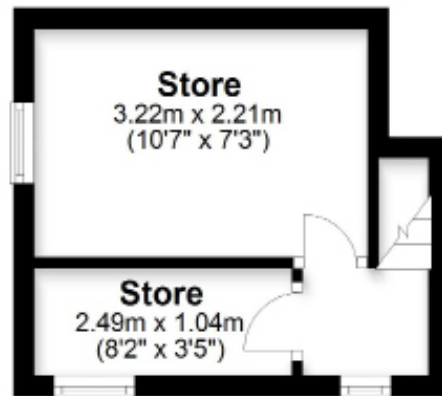
Ground Floor



First Floor



Cellar





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Sales: 01423 503076 Lettings: 01423 530744

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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.