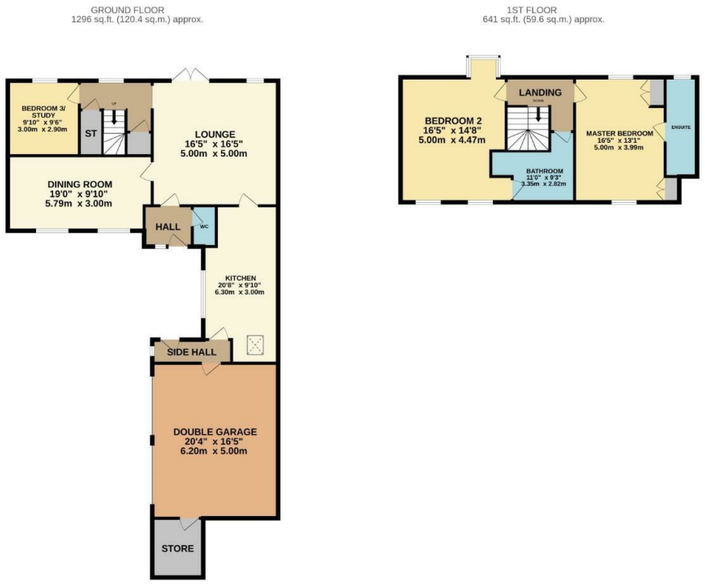
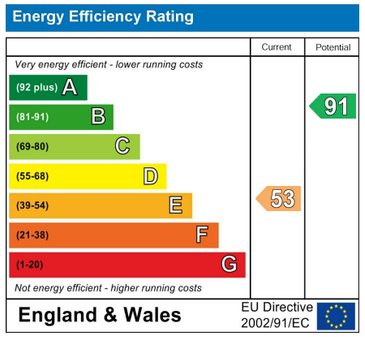
Floor Plan



Energy Performance Certificate



Directions

From Knaresborough entering Farnham on Farnham Lane, turn left onto Main Street. Follow the road round to the right then the left and continue past the church where the property is on your right hand side shortly after the church.

Council Tax Band E Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

£495,000

The Ford Cottage Farnham, HG5 9JD

3 Bedroom Cottage - Terraced

A three bedroomed characterful cottage offering well presented and spacious living accommodation benefitting from a private rear garden in the heart of the ever popular village of Farnham. NO ONWARD CHAIN.

HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

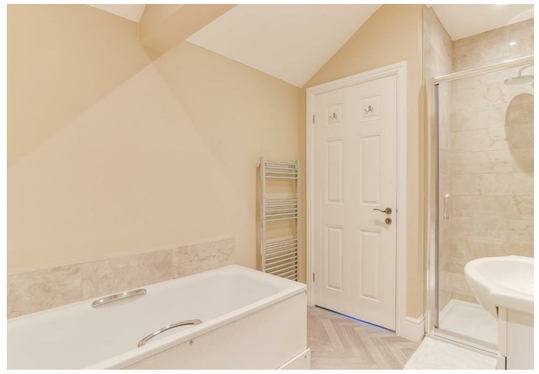
Description

The Property

With oil fire central heating and double glazing the living accommodation comprises; entrance hall with a downstairs w/c to the right hand side, spacious lounge at the heart of the property, breakfast kitchen, playroom/dining room and then an inner hall that leads to bedroom three, which could also be useful Office with a nice view over the garden.

On the first floor the landing leads to the master bedroom suite with built-in wardrobes and ensuite bathroom with modern wife suite with bath, walking shower WC and handbasin. There is a second double bedroom also with built-in storage cupboards and an ensuite shower room with walk-in shower WC and hand basin.

Outside

Outside to the front of the property is a gravel driveway and two single garages, one of which has been converted to be a potential gym/studio. To the rear is a fully enclosed private garden with patio area raise beds and a large lawn with mature trees.

AGENTS NOTES: Ford Cottage has got Planning permission granted for a single-storey front extension and external alterations to existing property with further details available on the planning portal with the reference of 25/03757/FUL.