

**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.**

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

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Four Bedrooms | House Bathroom

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

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Council Tax: D | Energy Rating: G | 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.**

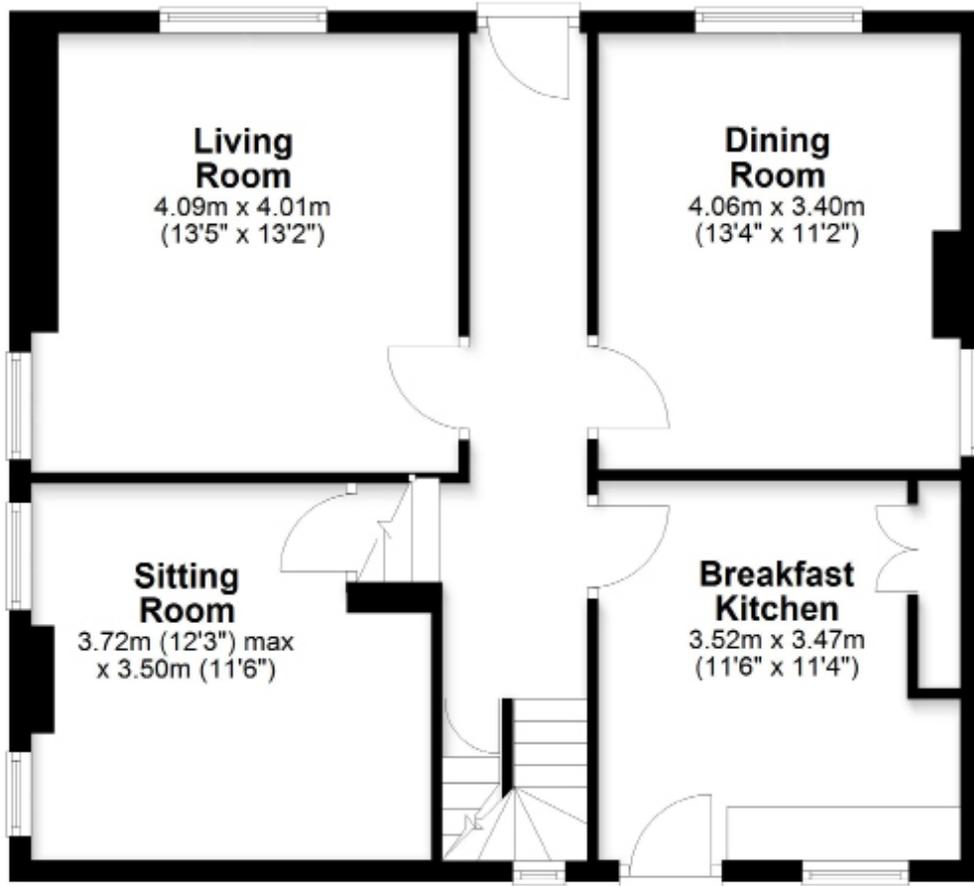
The property would benefit from extension - subject to the usual consents - and currently comprises: Entrance hall, living room, dining room, breakfast kitchen, sitting room and staircase to the lower ground floor where there are two useful store rooms. To the first floor there are four bedrooms, a house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

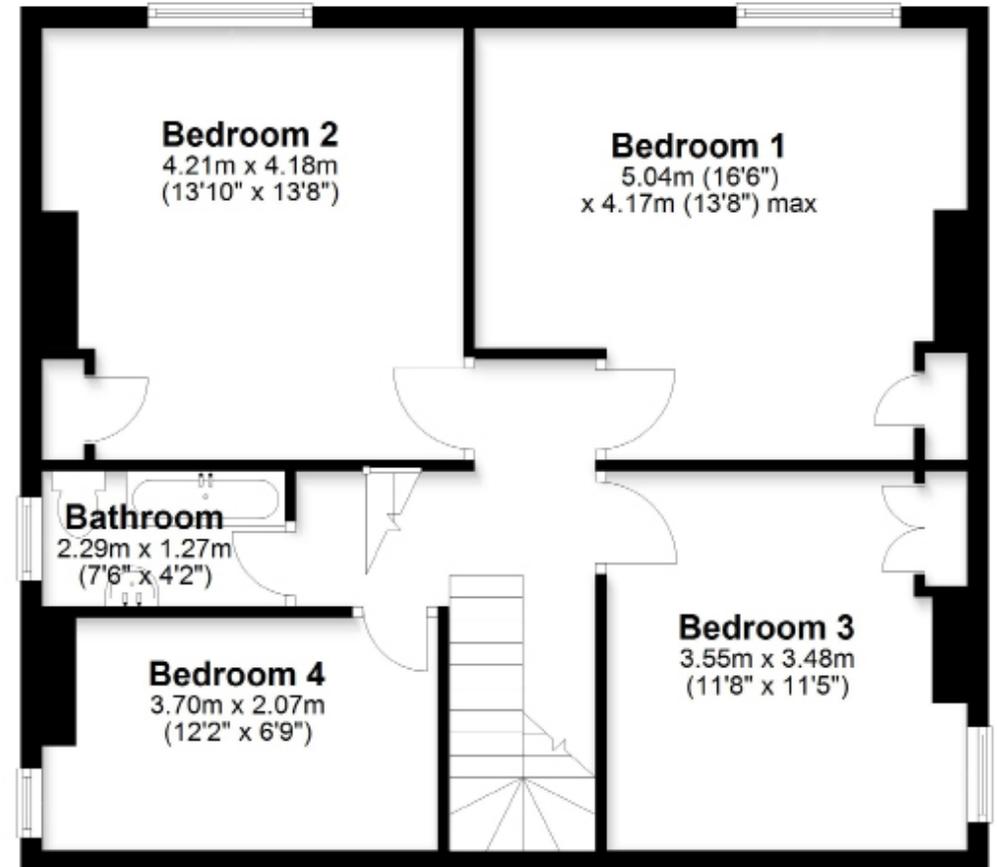
To the rear of the property are enclosed lawned gardens with boundary hedging, mature trees and a feature stone trough and pump dating back to 1854.

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

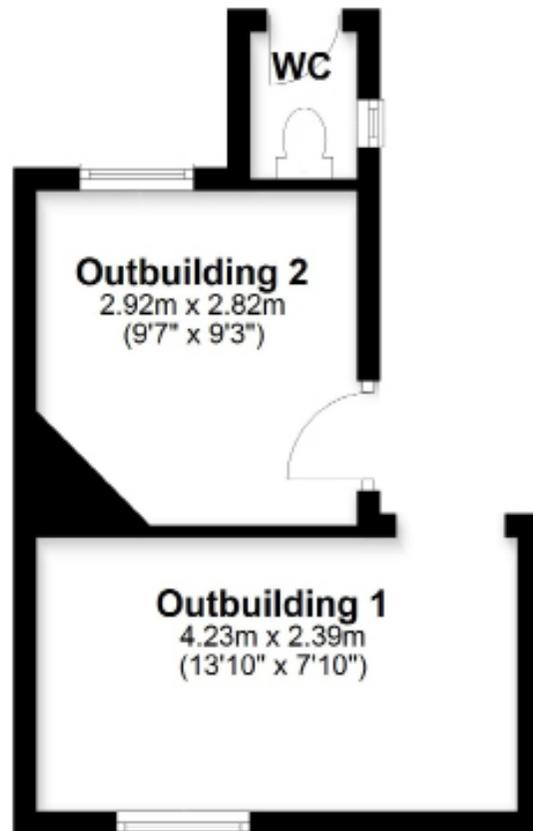
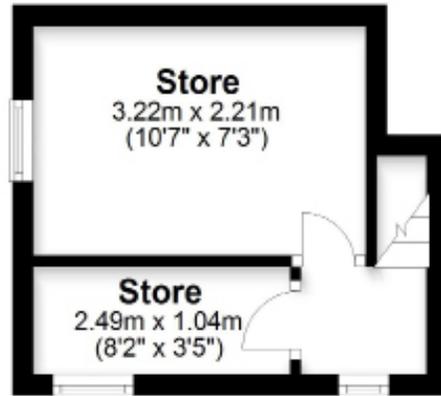
## Ground Floor



## First Floor



## Cellar





9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076 Lettings: 01423 530744

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