



VERITY  
FREARSON

4 DROVERS FOLD, BISHOP THORNTON, HARROGATE, HG3 3DJ

OFFERS OVER £485,000

## 4 DROVERS FOLD, BISHOP THORNTON,

*Harrogate, HG3 3DJ*

**An impressive stone-built cottage with a good-sized south-facing garden and off- road parking, forming part of this popular modern development surrounded by attractive countryside and within a 10-minute drive of Harrogate.**

This impressive property provides beautifully presented accommodation with high-quality fittings, comprising a large reception room with patio doors, leading to the garden together with a stylish fitted kitchen, separate utility room and downstairs WC. Upstairs, there are three large bedrooms, including the main bedroom with en-suite shower room, and a house bathroom. The quality accommodation is appointed to a high standard with Duravit bathroom fittings and zoned under- floor heating.

Drover Fold is a popular modern development, built in 2017, situated in this idyllic position, surrounded by attractive countryside, and well served by the amenities of the nearby villages of Birstwith, Hampsthwaite and Ripley and is within a 10-minute drive of Harrogate town centre.



Sitting Room · Kitchen · Utility Room · Cloakroom

3 Large Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Good-Sized South-Facing Gardens







## ACCOMMODATION

### **GROUND FLOOR RECEPTION HALL**

#### **SITTING ROOM**

A large reception room with sitting and dining areas with windows and glazed doors overlooking the garden. Oak flooring.

#### **KITCHEN**

A stylish fitted kitchen with a range of wall and base units with granite worktops and breakfast bar. Induction hob, integrated oven, dishwasher and fridge / freezer. Tiled floor.

#### **UTILITY ROOM**

With a range of fitted units and space and plumbing for a washing machine and tumble dryer. Tiled floor. Door to rear.

#### **CLOAKROOM**

With WC and washbasin. Tiled flooring.

### **FIRST FLOOR BEDROOMS**

There are three large bedrooms, including the main bedroom which has fitted wardrobes and an en-suite shower room.

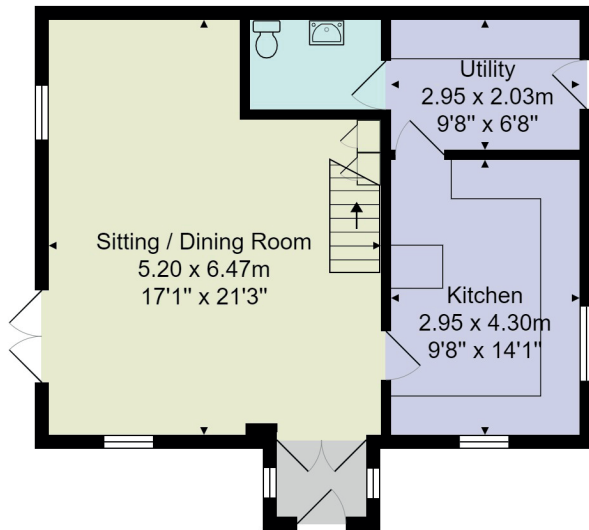
#### **EN-SUITE SHOWER ROOM**

Modern white suite with quality fittings comprising a WC, washbasin and large walk-in shower.

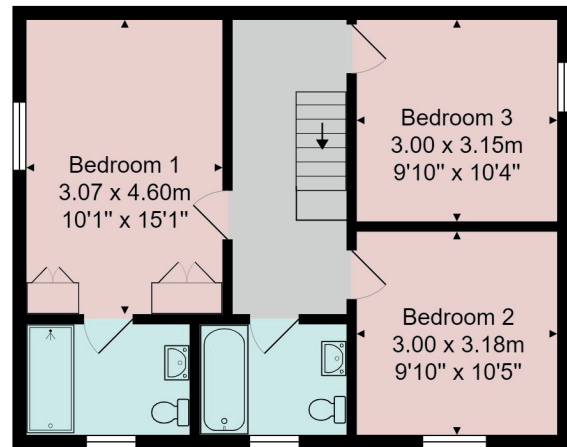
### **BATHROOM**

A white modern suite with quality fittings comprising WC, washbasin, and bath with shower above.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 109.7 m<sup>2</sup> ... 1180 ft<sup>2</sup>

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**

The property has a large and attractive south-facing garden surrounding the property with lawn, well-stocked borders and paved sitting areas.

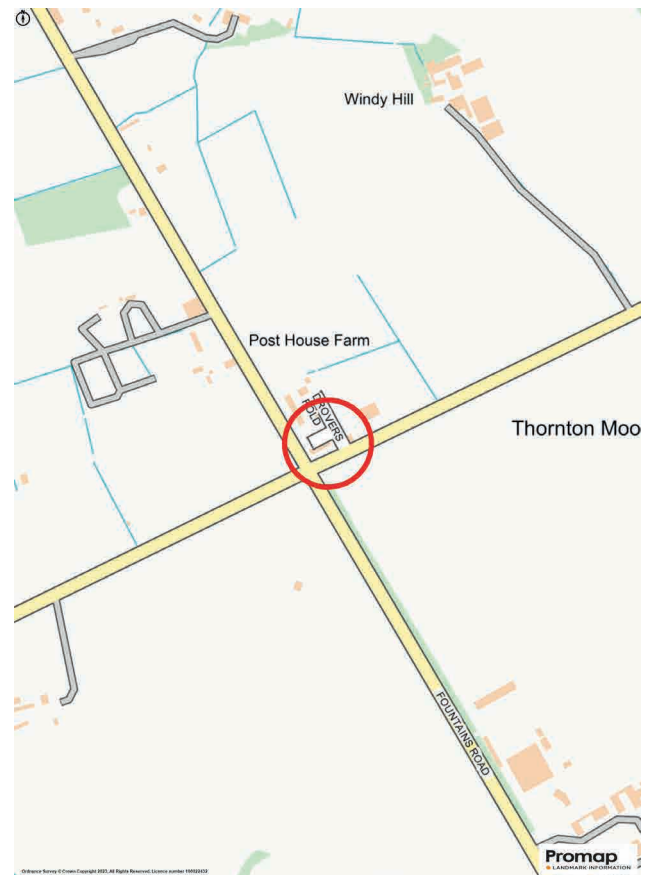
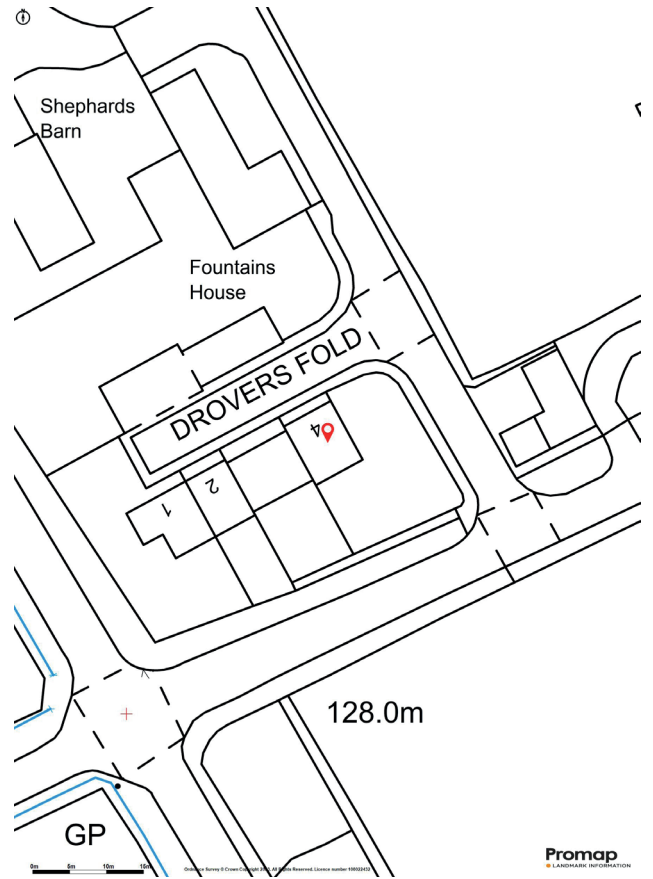
**Services**

LPG gas. Septic tank.

**Tenure**

Freehold

**Council Tax Band - D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92-100)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs.			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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