

Floor Plan _____



Energy Performance Certificate



Directions

From 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 you left hand side shortly after the church.

Council Tax Band Tonure 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.



£825,000

1 Heron Cottages Farnham, Knaresborough, HG5 9JD 4 Bedroom House

4 Bedroom House

A very well-presented four bedroomed semi-detached family home with spacious accommodation throughout with a stunning garden and located in the ever popular village of Farnham just on the outskirts of Knaresborough.



HOPKINSONS
ESTATE  AGENTS

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

Description

With central heating and double glazing, the living accommodation comprises, an entrance porch, an entrance hallway with a useful under-stairs cupboard, a fantastic open plan living kitchen with a sitting area featuring a wood burning stove and a step-down into the dining area which includes the kitchen has water based underfloor heating, modern fitted kitchen units with quartz worktops, electric range oven, integrated dishwasher, space for an American fridge freezer and two sets of bi-folds opening out onto the elevated decking which overlooks the garden and creates a fantastic entertaining space. The lounge has an open fire and double doors leading into the snug which also has bi-folding doors out into the garden, a separate utility room, and an integral door into the single garage measuring 18'6" x 9'6".

On the first floor, the landing leads to the master bedroom with an ensuite shower room including a walk-in shower, w/c, and hand basin. Second double bedroom with a vaulted ceiling and a Juliet balcony overlooking the garden. Two further good-sized bedrooms and the modern house bathroom with separate bath, walk w/c, and hand basin.

Outside to the front of the property is a graveled driveway offering off-street parking for multiple vehicles and leads to the single garage which has power, lighting, and an EV charger. To the rear, there is the stunning garden with an open aspect overlooking fields and includes an elevated decking area, steps leading down to the large lawn, well-stocked flower beds, and an outdoor kitchen area with multiple seating areas around the garden making it a perfect garden for entertaining. There is also an Office/Bar (measuring 15'6 x 12'3) which has underfloor heating, a wood-burning stove, and offers additional accommodation which can be used for multiple uses.

