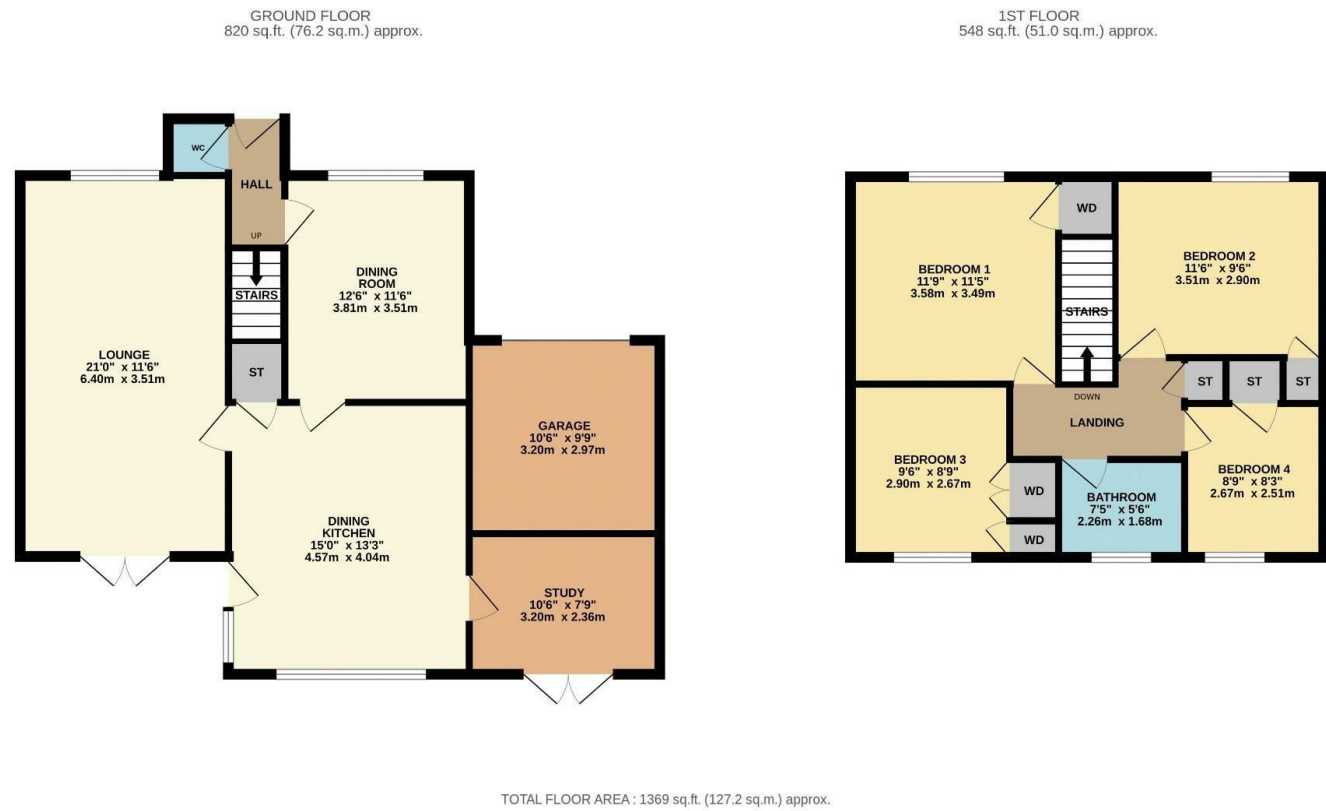
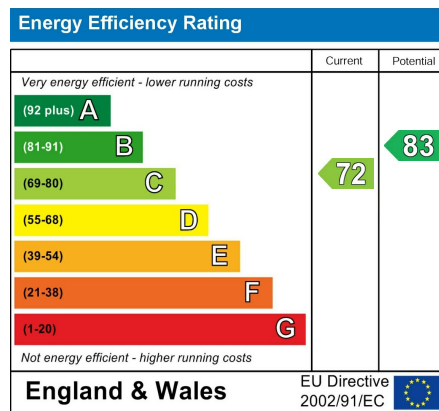


Floor Plan



Energy Performance Certificate



Directions

Proceed down the main street of Folifoot and turn right into Leconfield Garth where the property is easily found on the left-hand side marked by a Hopkins for sale board.

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

21 Leconfield Garth, Follifoot, Harrogate, HG3 1NF

4 Bedroom House - Link Detached

An extended four bedroom link detached family home located in a peaceful cul-de-sac off the main street of this popular village located to the south side of Harrogate. No chain involved.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas fired central heating from a Worcester boiler the property features replacement double glazed windows and briefly comprises : entrance hall with a guest cloakroom/WC.

There is a spacious 21 foot long lounge with double opening patio doors to a rear south facing garden. There is a connecting breakfast kitchen with integrated appliances and Rangemaster cooking range.

Additionally there is a separate dining room plus a study and useful internal store with an up and over entrance door.

At first floor there are four bedrooms and an updated house bathroom.

To the front of the property, there is a private driveway, shaped lawn, and side path that leads to an enclosed rear garden with patio greenhouse, shaped lawn and flowerbed borders.

Folifoot is a popular village located on the south side of Harrogate. It features a highly sought-after primary school, shop and has two public houses. The village is only a short distance from Harrogate Rugby Club and Ridding Park.

