



Guide Price £295,000

- Highly regarded village
- Well-presented and extended accommodation
- Two well-proportioned reception rooms
- Kitchen and walk-in pantry
- Two double bedrooms and house bathroom
- Private rear garden

Corner Ways, Farnham Lane, Ferrensby, Knaresborough, HG5 9JG

A deceptively spacious and attractive two bedroom semi-detached family home with delightful private rear garden, situated within this highly regarded village.

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Corner Ways, Farnham Lane, Ferrensby, HG5 9JG

Knaresborough 3 miles, York 18 miles, Leeds 21 miles (all distances approximate)

General remarks

With gas central heating and uPVC double glazing, this deceptively spacious and extended semi-detached family home offers well-presented accommodation throughout and viewing is highly recommended. With gas central heating and uPVC double glazing the property briefly comprises entrance vestibule opening to the

reception hall with staircase to the first floor. There is a large lounge with living flame gas fire, cupboards and shelving to one side of the chimney breast. There is a separate dining room again with living flame gas fire and window overlooking the rear garden. The kitchen comprises a range of matching wall and base units with working surfaces and splashbacks over. There is an oven with four ring induction hob and filter hood over, a built-in microwave and integrated fridge. Beyond is a walk-in pantry with space and plumbing for a washing machine. There is a side entrance porch with panel and glazed door to the side. A staircase leads to the first floor landing. The principal bedroom has a walk-in wardrobe - this is a large room across the front of the property and could easily be separated to create two bedrooms, subject to any necessary consents. The house bathroom comprises a matching panel bath and pedestal wash hand basin. There is an airing cupboard and separate WC.

Outside, the property is approached via a pedestrian access gate and a brick paved pathway leads around the side of the property. There is a shaped lawned garden to the front with flowerbed borders and this wraps round the side of the property. A further feature is the rear garden which offers an excellent degree of privacy and will no doubt appeal to those entertaining and for those with family requirements. There is a lawned garden with vegetable patch and mature apple and plum tree.

Ferrensby is a sought after village ideally placed for the commuter being within easy reach of the A1(M) which offers direct access to Yorkshire's commercial centres and further afield. The property is well-placed for the market towns of Knaresborough and Boroughbridge with schooling for all age groups, recreational facilities and shops for all daily needs.

Directions

Proceed out of Knaresborough on the Boroughbridge Road and upon entering the village of Ferrensby the property can be found on the crossroads, clearly marked by our For Sale board.

what3words clearly.makeup.flame

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler
- No allocated parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

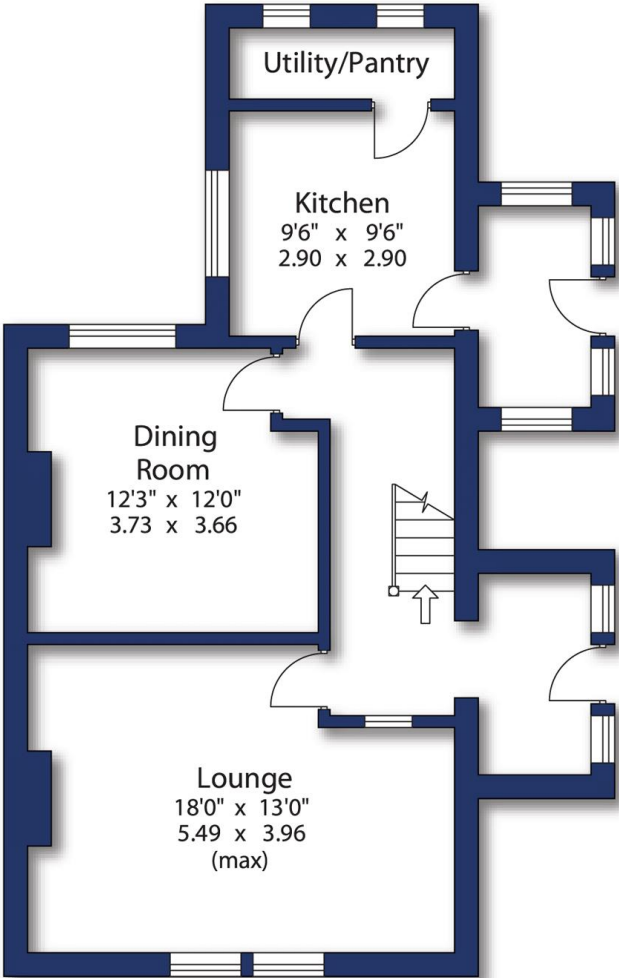
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

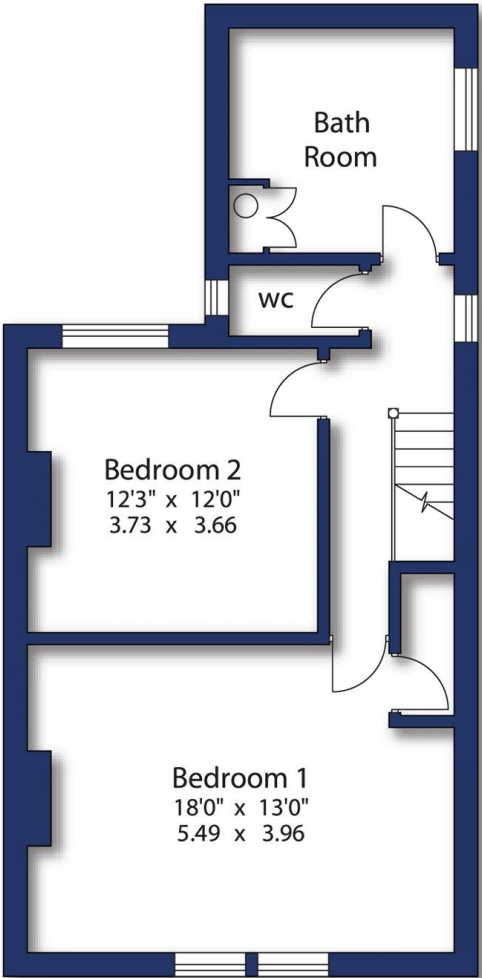
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Floorplans



Ground Floor



First Floor

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EPC TO ADD

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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