

**FOR SALE**



**Appleby Crescent, Knaresborough, HG5 9LS**  
**Asking price of £615,000**

  
**MARTIN&CO**





**Fantastic five bedroomed, three bathrooms, detached property**

- Sought after location on the outskirts of Knaresborough
- Generous plot with south facing garden
- Loft conversion housing a stunning principal suite.
- Double driveway for side-by-side parking
- Impressive kitchen dining room
- Double garage
- Bi-fold doors leading to beautifully landscaped garden
- Separate utility



Occupying an enviable plot, this beautifully presented five-bedroom home, in a sought-after development on the outskirts of Knaresborough, offers everything you need to take the next step up the property ladder.

With high-quality fixtures and fittings throughout and a flexible layout, it's perfect for both young professionals and growing families looking for space to thrive.

The heart of this home is undoubtedly the open-plan kitchen and dining room. This space is designed to impress, featuring a sleek, modern kitchen equipped with top-of-the-line appliances including an integrated fridge freezer, separate wine fridge, dishwasher, induction hob, double oven, Quooker tap, and food disposal system. Whether you're cooking for the family or entertaining friends, this space is both stylish and highly functional.



Just off the kitchen is a separate utility room, offering plumbing for a washer and providing direct access to the enclosed garden, making laundry day a breeze. The addition of a downstairs WC offers further convenience.

The separate living room benefits from bi-fold doors that open onto the garden, inviting natural light in and seamlessly connecting indoor and outdoor living. It's the perfect spot to unwind after a busy day or host a relaxed evening with friends and family.

Stepping outside into the recently renovated south facing garden, there's a spacious lawn area, a porcelain tile patio, and a pergola – ideal for outdoor dining or relaxing in the sunshine. Three handy sheds provide ample storage, and the garden has been designed with family life and entertaining in mind.

On the first floor, you'll find four of the five bedrooms, including a generous double bedroom with its own ensuite shower room. The family bathroom, fitted with three-piece suit and shower over bath, completes the first floor.

The second floor has been thoughtfully renovated to create a stunning principal suite. This impressive space is flooded with natural light, creating a peaceful retreat at the top of the home.

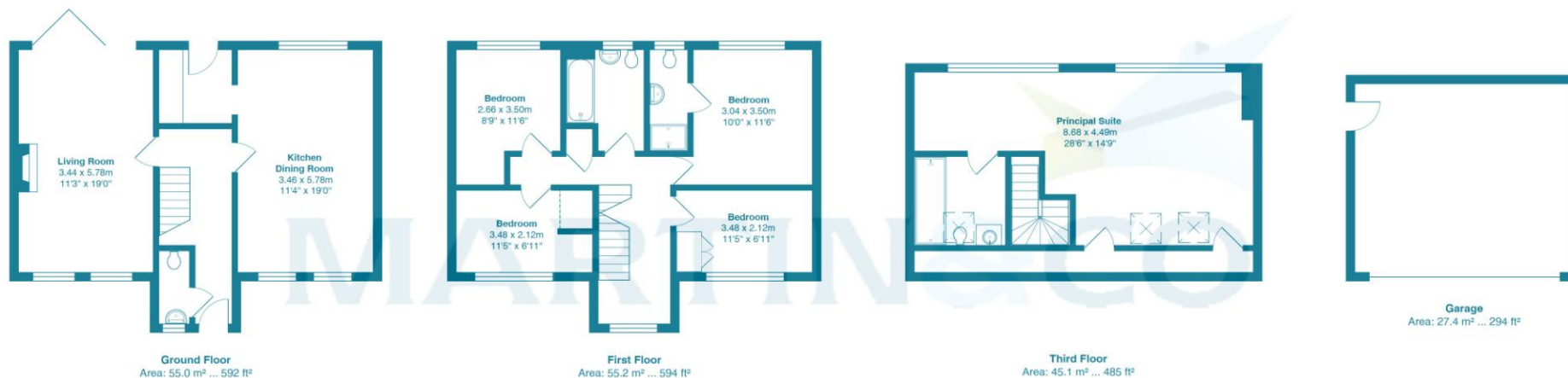
A modern shower room complements the suite, adding a touch of luxury to your personal space.

Externally the property benefits from a valuable driveway with space to park two vehicles side by side. The spacious double garage offers not just ample storage space but also benefits from electrics for added convenience. Whether you need a secure space for your vehicles, a workshop for DIY projects, or a home gym or studio, this versatile garage can easily be adapted to suit your needs.

Located just on the outskirts of Knaresborough, the property is ideally situated for access to local amenities, schools, and transport links. Knaresborough itself is a charming market town with an array of shops, cafes, and picturesque parks, as well as excellent schools such as Knaresborough St John's C of E Primary School and King James's School, which are both within easy reach. Commuters will appreciate the excellent travel links, with Knaresborough's train station just a short drive away, offering quick services to Leeds (around 50 minutes) and York (35 minutes). The A59 also provides easy access to Harrogate and beyond, making this a perfect location for those needing to balance work, family, and leisure.

With its modern design, spacious layout, and fantastic location, this home truly has much to offer.





Appleby Crescent, Knaresborough, HG5 9LS  
Total Area: 182.6 m² ... 1965 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### Further useful information about this fantastic property includes:

Tenure: Freehold

Council tax band: F

Utilities: serviced by mains electricity, gas, and water services.

Estimated rental income: £3,500PCM

Broadband availability: Full Fibre with estimated speeds up to 1,800 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas – Very Low Surface water- Very Low

## Martin & Co Harrogate

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