



NORTH

RESIDENTIAL

NJ

NEWBY JAMES

ORCHARD HOUSE
HAZEL HEAD LANE
KNARESBOROUGH
HG5 0NX

A six bedroom detached house including a one bedroom self contained annexe occupying a good size plot.

Guide Price
£1,000,000

www.northresidential.co.uk

01423 530088

PROPERTY DETAILS



A substantial six bedroomed detached family home boasting an impressive 4200 sqft of accommodation which includes a self contained one bedroom annexe, occupying a good size plot and situated in a tucked away position just a short walk from Knaresborough's town centre.



The skilfully extended and well planned accommodation comprises covered entrance porch which opens to a large hallway with utility room/wc, bay fronted study / gym and stairs to the first floor. An inner reception hall with double doors lead to a formal sitting room brick fire place and glazed doors out to a decked seating area. The heart of the home is the extensive open plan breakfast kitchen and spacious L shaped dining room. The bespoke fitted kitchen provides plenty of storage, granite worktops, a central island, a range of integrated appliances including fridge and freezer, double oven, microwave oven, wine fridge, and a stainless steel gas hob.



A self contained annexe completes the ground floor and comprises entrance hall with side door access, lounge, double bedroom, adapted bathroom with walk in shower and breakfast kitchen with double doors out to a gravelled seating area.



To the first floor there are five well presented bedrooms which includes the master bedroom suite with its own dressing room and luxury ensuite shower room. Bedroom 3 is served by a ensuite shower room whilst bedroom four leads to a playroom. The first floor further comprises a library and family bathroom.

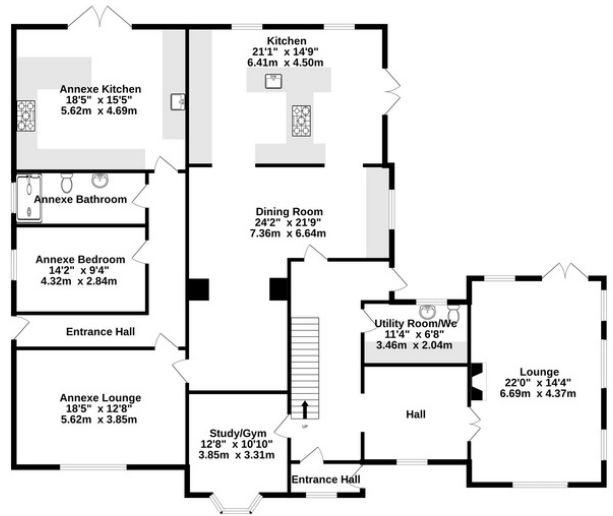
Outside, the property is approached by a gravel driveway large enough for multiple vehicles. Planning approval for a double garage extension gives prospective purchases the opportunity to further extend. There are private gardens to the side and rear with shaped lawns and decked and gravelled seating areas all enclosed by fencing to all perimeters.

The property is located on the outskirts of Knaresborough, a mile from the town centre. Knaresborough offers excellent shopping, recreational and schooling facilities and has the advantage of a railway station with mainline links to Harrogate, York and Leeds. The Southern bypass is also conveniently located for the commuter and offers fantastic access to the A1(M) and the commercial centres of North and West Yorkshire including Leeds, Bradford, Harrogate and York.

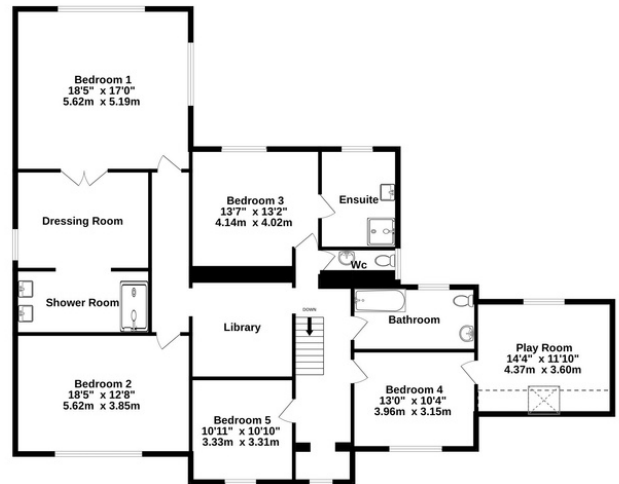
PROPERTY DETAILS



GROUND FLOOR
2374 sq.ft. (220.5 sq.m.) approx.



1ST FLOOR
1918 sq.ft. (178.2 sq.m.) approx.



TOTAL FLOOR AREA: 4291 sq.ft. (398.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	89 B
21-38	F		
1-20	G		