



£724,995

Plot 12, The Hazelwood Toll Bar Place, Knaresborough, Yorkshire, HG5 4 Bedroom House - Detached 0QF

A rare opportunity to acquire a brand new and individually designed four bed roomed detached family home offering spacious living accommodation over three floors, on this exclusive development of just twelve properties in the desirable market town of Knaresborough with fantastic commuter links nearby including the A1M and rail links to Harrogate, Leeds and York. NO ONWARD CHAIN.

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.

HOPKINSONS
ESTATE AGENTS

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

Description

Rouse Homes have individually designed these new homes and finished them to an extremely high standard throughout they include underfloor heating to the ground floor, quartz worktops in the kitchen and utility, contemporary bathrooms and ensuites with Porcelanosa wall and floor tiling, bi-folding/French doors leading onto generous patios with turf and fenced rear gardens.

The Hazelwood's living accommodation comprises; Entrance hall with downstairs w/c, good sized lounge, dining room, open plan living kitchen with fantastic top of the range kitchen with quartz worktops including the splashback and island worktop, AEG integrated appliances including ovens, induction hob, fridge-freezer, microwave, wine cooler, and dishwasher. There are bi-folding doors leading out onto the patio from the living area and double doors out from the kitchen. There is also a separate utility which is the same finish as the kitchen.

On the first floor, the landing leads to the master bedroom with a walk-in dressing room and ensuite shower room with a walk-in shower, w/c, and hand basin. The second and third double bedrooms and modern house bathroom with Porcelanosa wall and floor tiles, bath, walk-in shower, w/c, hand basin, vanity unit, and chrome towel rail.

On the second floor is a generous-sized guest/teenager bedroom suite with an ensuite bathroom with a walk-in shower room, w/c, hand basin, vanity unit, and chrome towel rail. There is also a large storage cupboard that goes into the eaves.

Outside to the front of the property are a lawned garden and a driveway leading down the side of the property providing off street parking for multiple vehicles in tandem. There is a double garage with power, lighting, an outside tap and an electric charging point. To the rear is a fully enclosed garden with a generous patio area and a good sized lawn.

Knaresborough is a pretty market town with good road and rail connections to Leeds, York, and London. There are shops nearby that cater to most daily needs and Harrogate offers a good range of shops, restaurants, and bars. The area offers excellent schooling opportunities and a good range of sporting clubs and societies.

