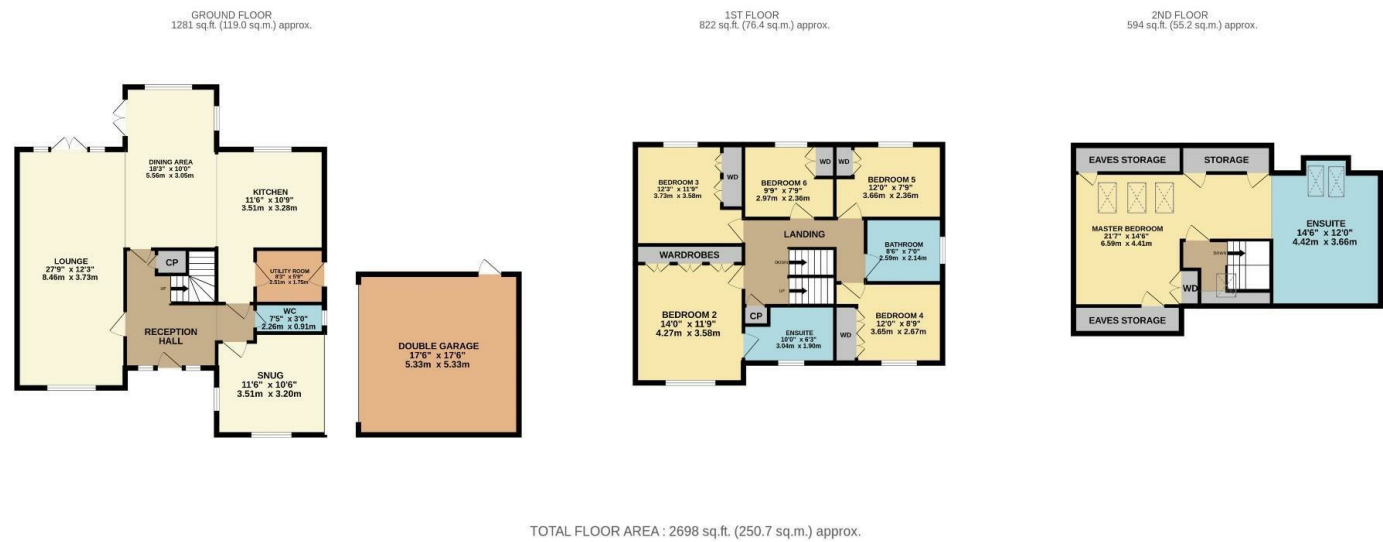
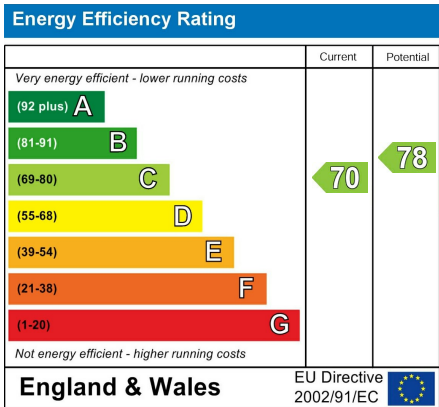


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Knaresborough taking the B6165 towards Ripley from High Bond End. Continue passed Lands Lane and Netheredge Drive and turn left into Appleby Avenue. Follow the road round to the right, subsequently bearing left. Shortly after a dropped curb is evident on the left side and a large Birch Tree comes into view. Number 9 is found on your left-hand side at the head a private cul-de-sac.

Council Tax Band G 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.



£775,000

9 Appleby Avenue, Knaresborough, HG5 9LZ 6 Bedroom House - Detached

An immaculately presented six bedroom detached family home which has been beautifully updated and a remodelled ground floor layout, benefiting from a large corner plot which is nicely tucked away, accessed by a shared driveway and located on the ever popular Appleby Estate on the edge of Knaresborough.



HOPKINSONS

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16 Princes Street, Harrogate, HG1 1NH

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Description

The Property

The Property is fronted by driveway parking large enough for multiple vehicles in front of the detached double garage measuring (17'6 x17'6). It has power, lighting and heating, an electric door with remote control, a smart electric vehicle charger, and external power socket.

Ground Floor

The house opens via a covered entrance to the central reception hall with guest w/c and useful under stairs storage. Walnut Parquet flooring is laid in a herring bone fashion and extends from the Hall through the down stair w/c into the Kitchen, Utility and dining area. On entering the front door to the right there is a snug/sitting room. To the left there is a magnificent open plan living space with built in ceiling speakers, which includes a spacious dual aspect lounge with double doors leading out onto the stone patio and leading to the dining area for formal dining and modern kitchen, this creates a fantastic entertaining space. The kitchen includes quartz worktops with central peninsula breakfast bar , a gas/electric Rangemaster cooker, extractor, integrated dishwasher and space for an American fridge freezer. Leading off the kitchen is a separate utility room with practical side entrance door.

First Floor

The first floor the galleried landing leads to bedroom two which is a great sized double bedroom with built in wardrobes and an ensuite shower room with walk-in shower, w/c, and hand basin. There are three further double bedrooms all fitted wardrobes, sixth bedroom/study and a recently updated modern house bathroom with separate bath, walk in shower, w/c and hand basin.

Second Floor

The second floor reveals an exceptional principal suite with spacious bedroom, open plan dressing area leading into the ensuite bathroom with separate bath, walk-in shower, w/c and handbasin, built in wardrobes and draws with access to eves storage.

Gardens and Outside

Twin sets of doors open out to the fully enclosed rear gardens with lawns that extend to the side of the house, stone patio lounging area, and a second sun terrace with covered seating space that boasts lighting and power for outdoor heaters making it ideal for outdoor entertaining all year round. Access to the Garage via a side personal door is to the right as you exit the Utility door into the garden. The other side of the property houses a shed and storage area for gardening tools.

Surrounding Area

Located on the popular Appleby Estate, with walks in the countryside and Nidd Gorge on your doorstep. The beautiful market town of Knaresborough offers a wide range of amenities range of shops, market days, Primary Schools, Secondary School, Castle remains, stunning walks along the river Nidd and a variety of restaurants, bars and pubs.

Transport

The transport links include a regular bus route into Harrogate with direct rails links to Harrogate, Ripon, Leeds and York. Onward Rail links to London are also easily available. Both the A1M and M62 motorways are within easy reach.

Airports

Nearest International Airport is Leeds Bradford at Yeadon .which is 15.9 miles away Both Newcastle & Manchester Airports are easily accessible via road and rail links

