

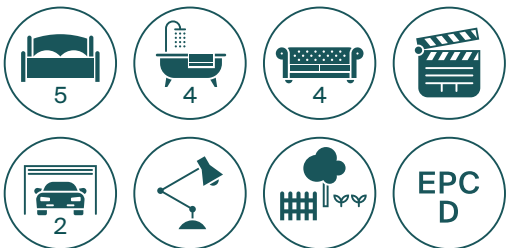


Durley House
Lands Lane
Knarborough





Substantial detached 5 bed family home.



Durley House is a beautiful and immaculately presented family house with a contemporary feel, occupying a generous plot in this prime residential district of Knaresborough.

This fantastic family home offers spacious and extensive accommodation extending to some 4,900 square feet, appointed to a high standard throughout. In addition to the traditional reception rooms, there is a large music/family room and first-floor cinema room, making this an ideal home for entertaining.



The simple layout offers flexible family living arranged over two floors including a fully fitted dining kitchen, spacious drawing room, W/C, study and separate dining room on the ground floor.

Upstairs there is an impressive master bedroom suite with Juliet balcony overlooking the rear gardens, fitted wardrobes and drawers and generous en suite bathroom. There are four further good sized bedrooms, two with en suite facilities, and a house bathroom.

To the front of the property there is a generous in-and-out gravel driveway providing ample off-street parking with mature boundaries to the front affording excellent privacy and with iron gates providing ample security. The property has the benefit of an integral double garage (22'3 x 19'3) with electric roller door to front.

The gardens continue to the rear of the property, where there is a large flagged terrace which makes an ideal entertaining/dining area. There is a further lawned rear garden, where there is more informal gardens and trees plus a home office. The home office is well fitted and has a decked area externally. The gardens are particularly private throughout and must viewed to be fully appreciated.







Location

The extensive facilities in the centre of Knaresborough are approx. 1 mile distant. The sophisticated town of Harrogate is approx. 5 miles and the historic city of York is 19 miles, providing excellent shopping, recreational and business facilities. The thriving financial centre of Leeds is approx. 20 miles. The A1(M) is approx. 6 miles away. The train station at Knaresborough offers frequent services to connect with the main line stations at Leeds and York providing regular services to London Kings Cross and Edinburgh. Leeds Bradford International Airport is approx. 17 miles.

Directions (HG5 9DE)

From the mini roundabouts at Bond End at the end of the Knaresborough high street proceed towards Ripley on the B6165 turning left onto Lands Lane where Durley House can be found on the right hand side of the street.

Services

Mains water, electricity and drainage are installed. Gas fired central heating.

Agent's Note

Cinema equipment available to purchase by separate negotiation.

Tenure

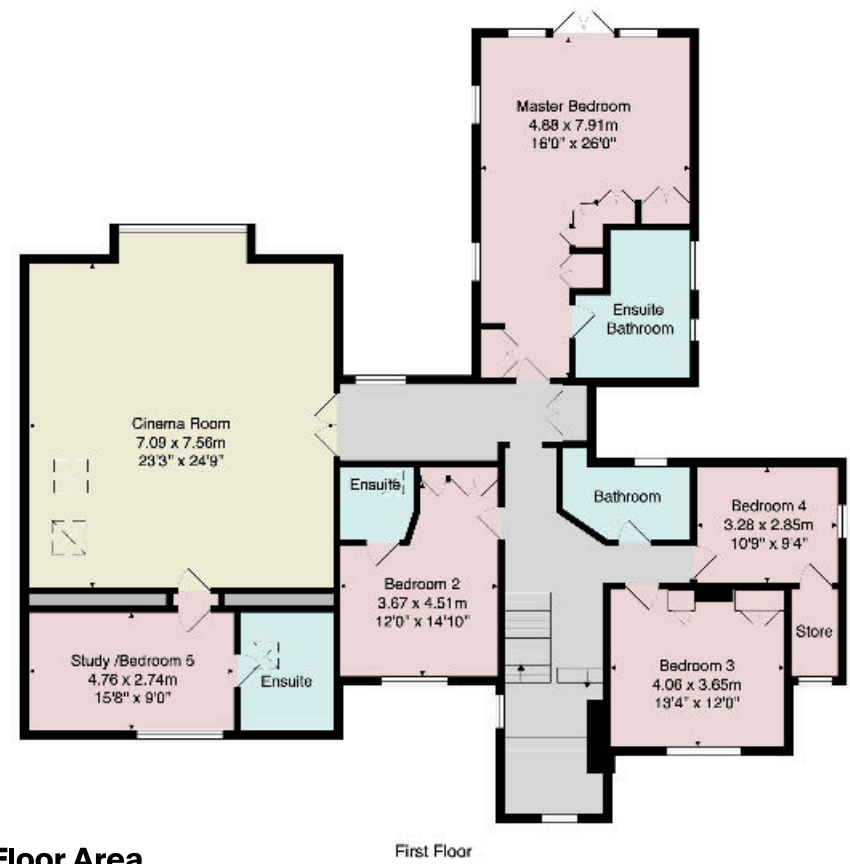
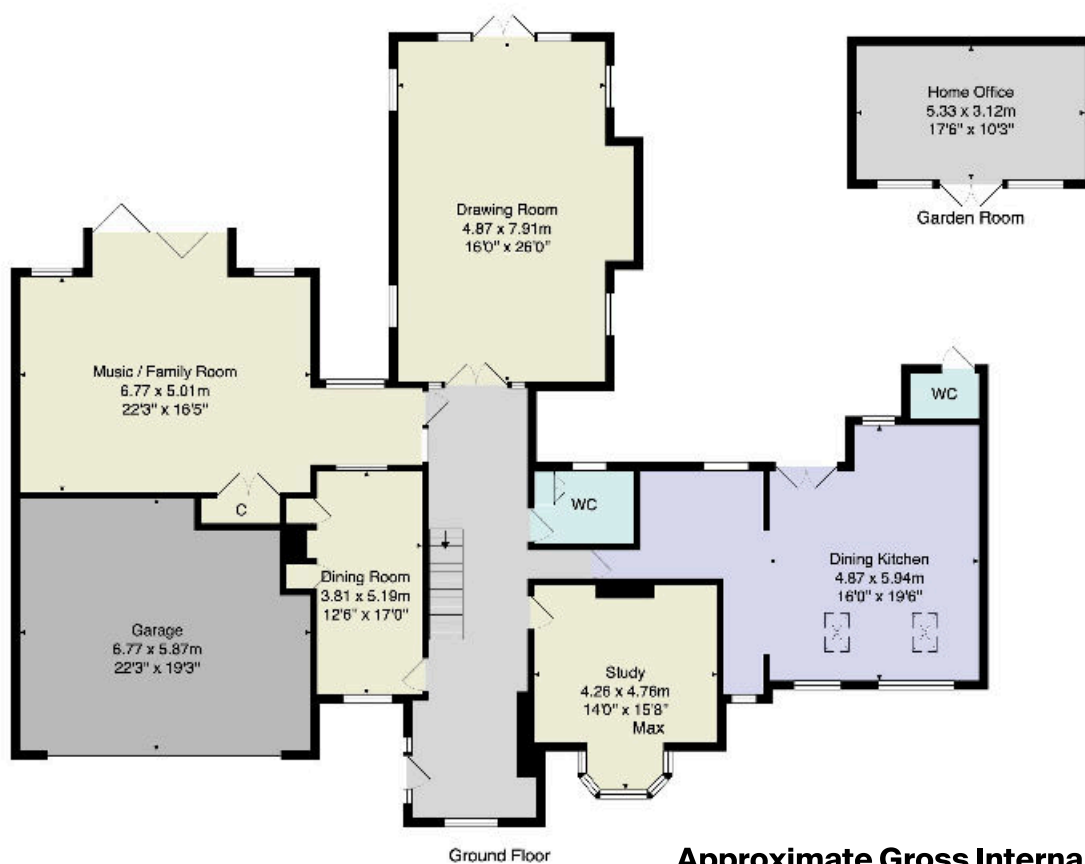
Freehold with vacant possession.

Viewing Arrangements

Tel: 01423 530088

Email: harrogate@knightfrank.com





Approximate Gross Internal Floor Area
4,900 sq ft / 455 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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