



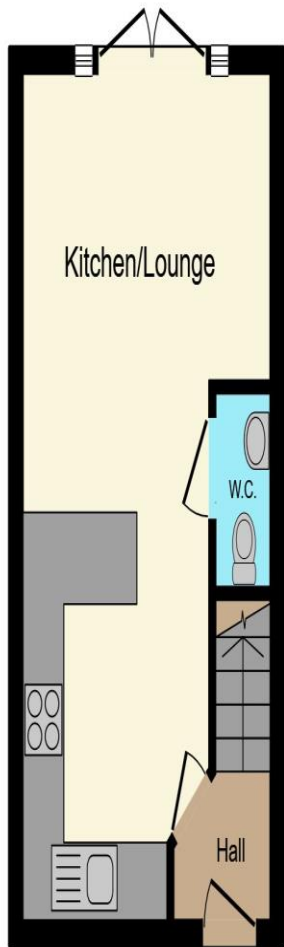
**Pippin Close, Knaresborough HG5 0FP**

**welcome to**  
**Pippin Close, Knaresborough**

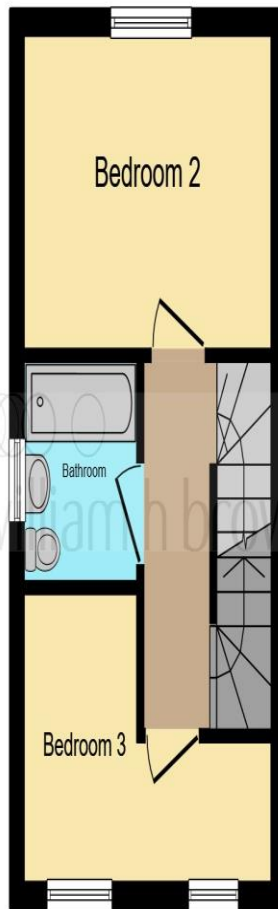
Immaculate three-bedroom home over three floors, built in 2022 and set in a quiet Knaresborough cul-de-sac. Stylish, functional, contemporary design with modern living in mind. Private parking for two cars, EV charging and a low-maintenance garden.



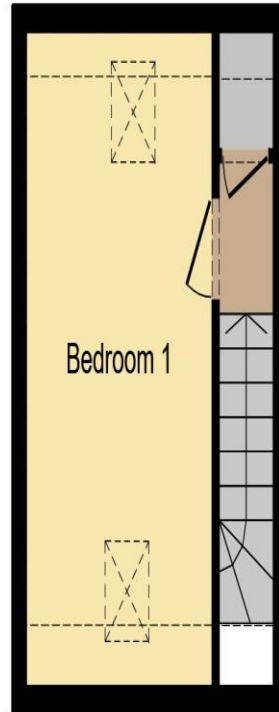




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Ground Floor

## Externally

### Entrance Hall

### Downstairs Toilet

3' x 4' 11" Max ( 0.91m x 1.50m Max )

### Open Plan Kitchen / Lounge

12' 1" x 22' 1" Max ( 3.68m x 6.73m Max )

## First Floor

### Bathroom

### Bedroom 2

12' 1" x 7' 10" Max ( 3.68m x 2.39m Max )

### Bedroom 3

7' 8" x 12' 1" Max ( 2.34m x 3.68m Max )

## Second Floor

### Master Room

16' 1" x 8' 1" Max ( 4.90m x 2.46m Max )

welcome to

## Pippin Close, Knaresborough

- Situated in a popular modern development
- Quiet cul-de-sac location
- Two spacious double bedrooms and a contemporary house bathroom
- Second floor Master Room with dual aspect velux windows
- Downstairs W.C.

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

guide price

£ 1 2 3 4 5 6 7 8 9 0



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HRG107345 - 0011

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