



VERITY
FREARSON

2 ABBEY CRAGS WAY, KNARESBOROUGH, HG5 8EF

OFFERS OVER £650,000

2 ABBEY CRAGS WAY,

Knaresborough, HG5 8EF

A very spacious and well-presented five-bedroom detached family home with a good-sized garden, double garage, situated in this desirable location in Knaresborough.

This super property provides generous and flexible accommodation with three reception rooms, a well-equipped kitchen, utility room and downstairs WC. Upstairs, there are five bedrooms, a modern bathroom and en-suite shower room. The property occupies a generous corner plot and has attractive gardens to the side and rear which enjoy a private aspect and overlook the adjoining cricket club.

The property is located a short distance from the historic town centre of Knaresborough and is well served by excellent amenities, including popular primary and secondary schools, a regular bus service, and is just a short distance from Knaresborough railway station, with rail access to Leeds, York and London. The popular St James Retail Park is within walking distance with its M&S Food Hall, and the A1(M) just a short drive away with access up and down the country.



3 Reception Rooms · Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Double Garage · Private Lawned Garden To Rear







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A large reception room with glazed doors leading to the garden. Fireplace with gas fire. Double doors lead to the dining room.

DINING ROOM

A further reception room with glazed doors leading to the garden.

SNUG / STUDY

A further reception room or useful workspace. Bay window to the front.

KITCHEN

With space for dining table and a range of fitted wall and base units with range cooker and integrated dishwasher.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine. Door leads to the garden and there is access to the integral double garage. Large pantry.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR **BEDROOMS**

There are five good-sized bedrooms on the first floor, including the main bedroom which has fitted wardrobes and an en-suite shower room. Bedroom 3 also has a fitted wardrobe.

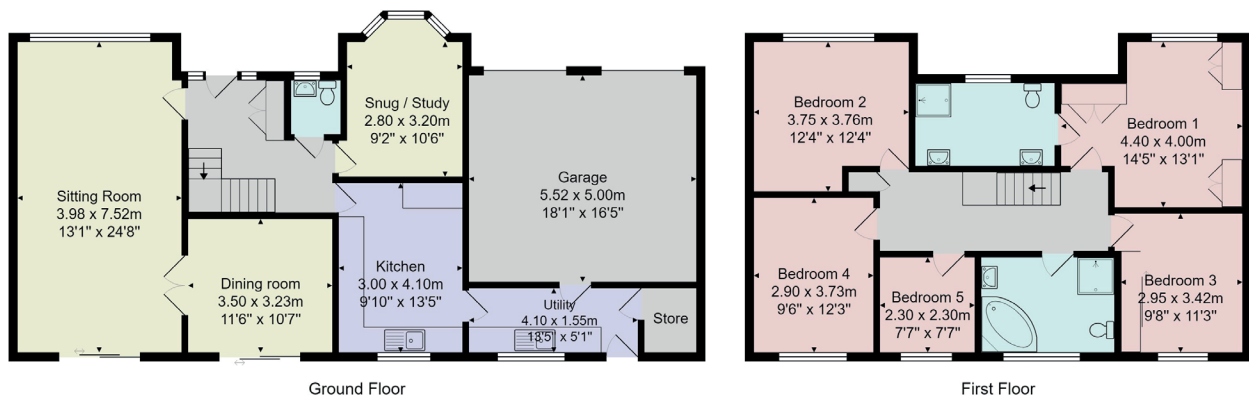
EN-SUITE SHOWER ROOM

With WC, twin washbasins with vanity unit, and a shower.

BATHROOM

With WC, washbasin, shower and corner bath.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 200.0 m² ... 2153 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

The property occupies a generous plot. There is a large and attractive garden to the side and rear of the property with lawn, planted borders and patio. The garden is very private and adjoins the cricket club. A driveway provides parking to the front of the property and leads to the large integral double garage.

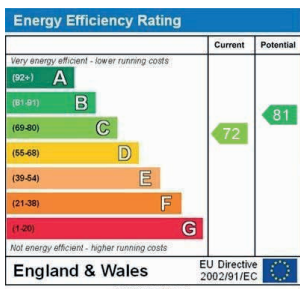
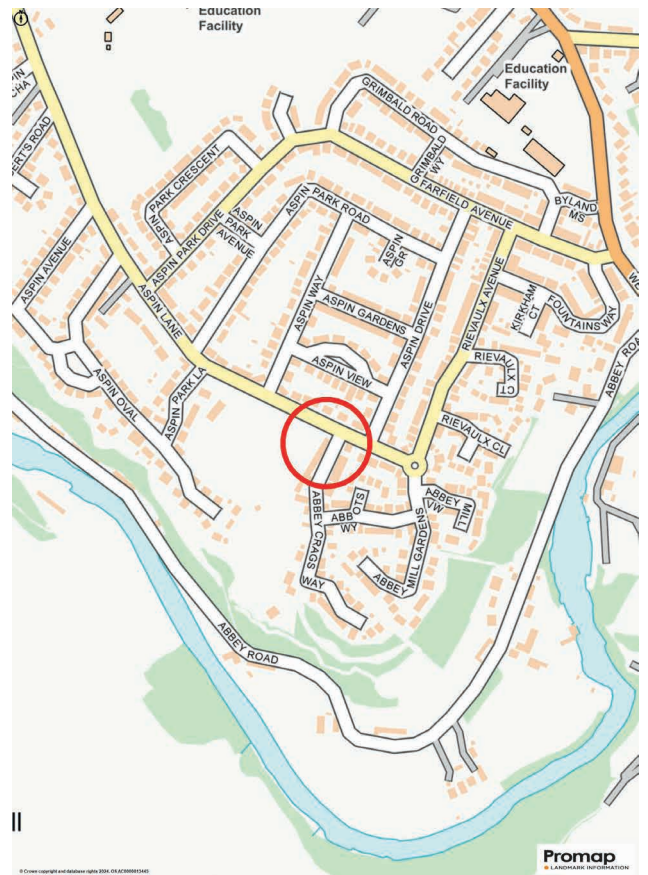
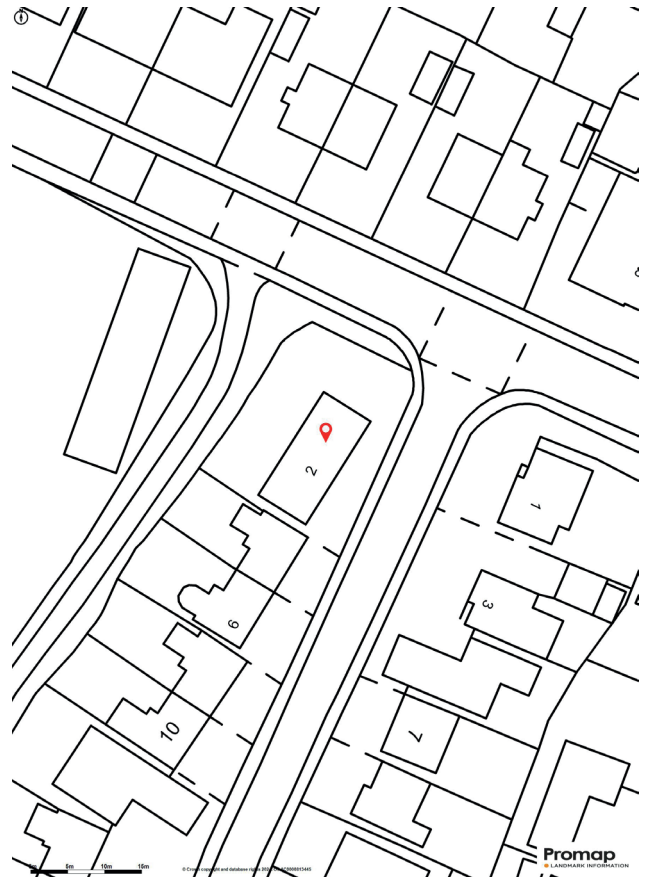
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



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