



10 Sovereign Fold, Knaresborough, North Yorkshire, HG5 0WJ

£439,950

## 10 Sovereign Fold, Knaresborough, North Yorkshire, HG5 0WJ

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A superb four-bedroom detached property offering stylish and spacious accommodation with good-sized rear gardens.

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This individual family home is situated in a very attractive position, forming part of quiet cul-de-sac location within this highly regarded residential location.

The property forms part of this modern development of differing designs and is close to pleasant walks that can be enjoyed along the Hay-a-Park lakes. It is well-located for access into Knaresborough's historic market town where there is excellent shopping, recreational facilities and schools, and a railway station with mainline links. The southern bypass is also convenient and offers access to the principal commercial centres of North and West Yorkshire, including Leeds, Bradford, Harrogate and York. The A1(M) lies to the east of the town, making areas for the commuter more accessible further afield. Offered with no onward chain, an internal viewing is strongly recommended.





With gas-fired heating and uPVC double glazing, the property briefly comprises-

#### **GROUND FLOOR**

##### **CENTRAL RECEPTION HALL**

With useful under-stairs storage cupboard.

##### **CLOAKROOM**

With WC and washbasin.

##### **THROUGH LOUNGE**

With pleasant dual aspect and double doors to the garden.

##### **DINING ROOM**

Opens to -

##### **STYLISH, NEWLY FITTED KITCHEN**

Comprising a comprehensive range of matching wall and base units and fitted appliances including a double oven, built-in dishwasher and washing machine. Exterior door leads to the rear garden.



#### **FIRST FLOOR**

##### **MASTER BEDROOM**

Enjoying a pleasant aspect to the rear.

##### **EN-SUITE SHOWER ROOM**

##### **THREE FURTHER DOUBLE BEDROOMS**

One having built-in wardrobes

##### **BATHROOM**

With a white contemporary three-piece suite.

##### **OUTSIDE**

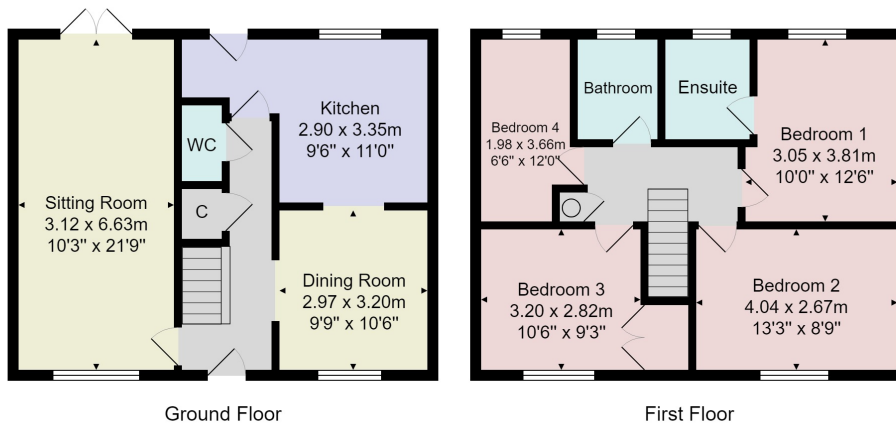
Off-street parking leading to a single garage with double doors leading to the rear garden. A particular feature to the property is the good-sized south-facing rear gardens.



**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 109.9 m<sup>2</sup> ... 1183 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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