



VERITY
FREARSON

SYLVHAZE, FOREST MOOR ROAD, KNARESBOROUGH, HG5 8JP

OFFERS OVER £450,000

SYLVHAZE, FOREST MOOR ROAD,

Knaresborough, HG5 8JP

A beautifully presented three bedroom detached home, occupying a large corner plot with attractive gardens and parking and situated in this convenient location, surrounded by beautiful open countryside and just a short distance from Knaresborough town centre.

This attractive property has been modernised and refurbished to a high standard by the current owners and provides high-quality and flexible accommodation. On the ground floor, there is a stunning open plan modern kitchen and living area together with a large sitting room and separate dining room. On the first floor, there are three double bedrooms, including the main bedroom which has a dressing area and ensuite.

The property is surrounded by attractive gardens with a large lawned front garden together with paved rear garden with an outdoor kitchen. A driveway provides parking for up to 3 vehicles.

This super property is situated in a desirable location, convenient for Knaresborough, Harrogate the A1 motorway and is surrounded by beautiful open countryside.



Sitting Room · Dining Room · Dining Kitchen · Utility · WC

3 Bedrooms · Ensuite · Bathroom

Off-Road Parking · Garden







ACCOMMODATION

Ground Floor

Living Kitchen

A stunning open plan, kitchen and living space with sitting/dining areas and a stylish fitted kitchen with a range of quality wall and base units with worktop and breakfast bar. Electric hob, 2 integrated oven, dishwasher, microwave and fridge.

Cloakroom

With WC and basin.

Sitting Room

A spacious reception room with windows to the front and rear.

Dining Room

A further reception room with windows and fitted cabinets.

Utility

Providing a useful storage space with plumbing for washing machine.

First Floor

Bedroom 1

A double bedroom with dressing area and ensuite.

Ensuite

A modern white suite comprising WC, basin set within a vanity unit and walk in shower. Heated towel rail. Tiled walls and floor.

Bedroom 2

A double bedroom with dual aspect.

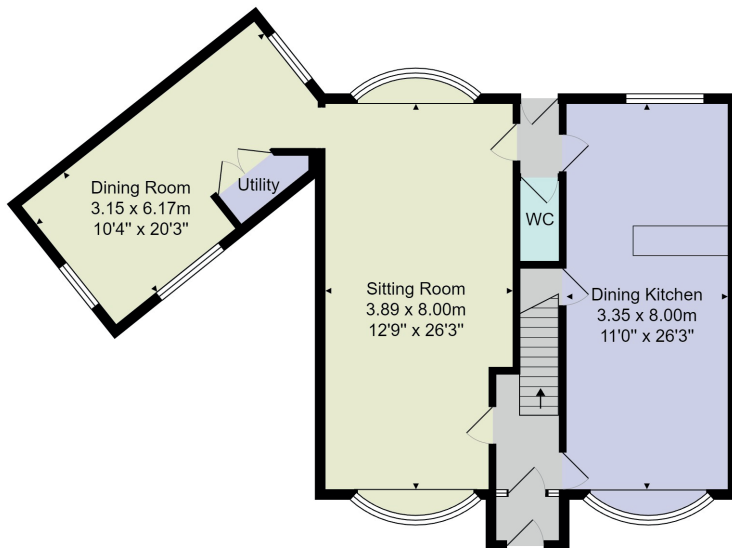
Bedroom 3

A further good sized double bedroom.

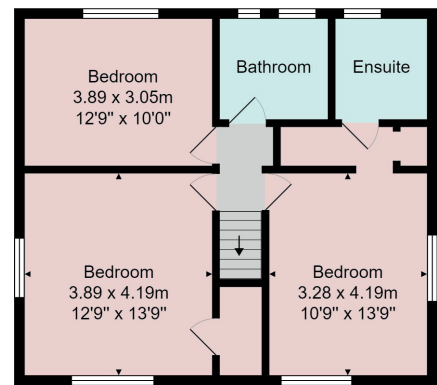
Bathroom

With WC, basin set within a vanity unit and bath with shower above.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 151.8 m² ... 1634 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

There is a rear garden, providing a sitting area and entertaining space with outdoor kitchen. Further large garden to front with lawn, planted borders. A driveway provides parking for up to three vehicles.

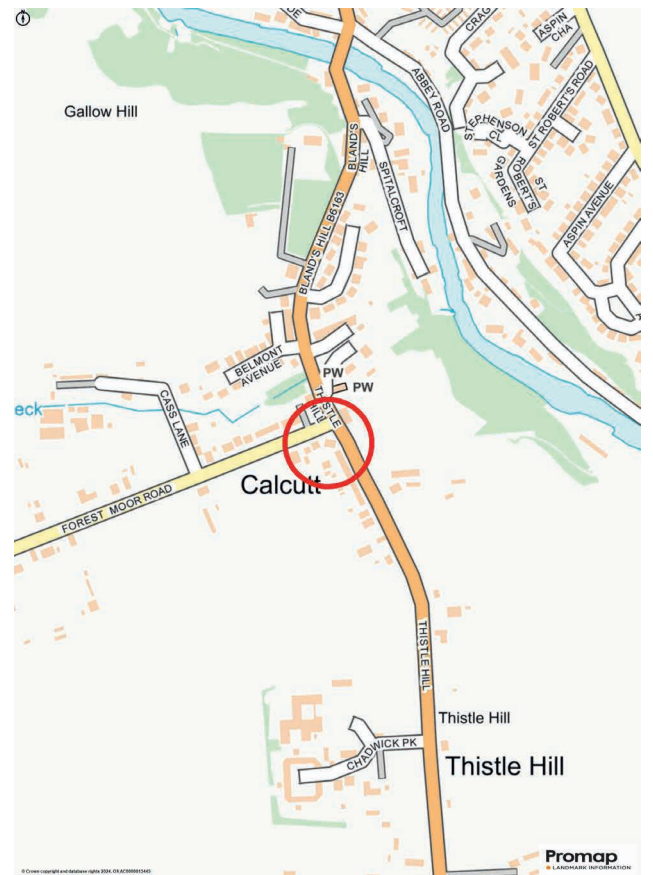
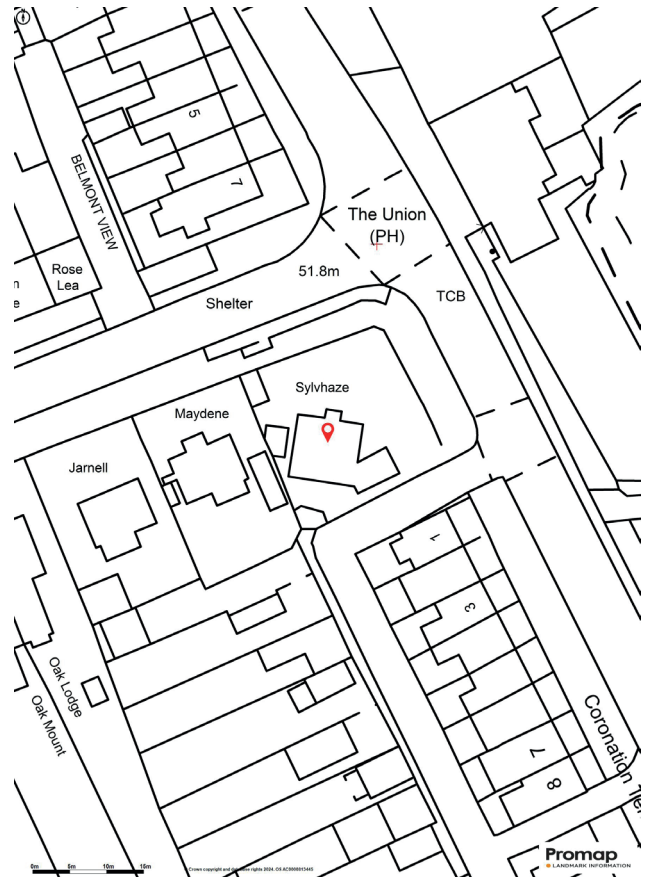
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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verityfearson.co.uk