



17 Appleby Gate, Knaresborough, North Yorkshire, HG5 9LY

£425,000

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A spacious and beautifully presented three bedroom detached property with driveway, garage and attractive garden, situated in a delightful position, forming part of this popular development close to the beautiful Nidd George and Knaresborough town centre.

This impressive property provides high quality and well presented accommodation and comprises a large open plan sitting and dining area with glazed doors leading to a conservatory, a stylish modern kitchen, utility and downstairs WC. Upstairs, there are three good sized bedrooms, including the main bedroom, which has a dressing area and ensuite, and a bathroom.

A drive provides parking and leads to a garage and there is a good sized and attractive rear garden with lawn.

The property is situated in a quiet position within this highly sought-after and fashionable development and is ideal for those with dogs or who enjoy walking being surrounded by attractive, open countryside, the beautiful Nidd Gorge and is just a short distance from Knaresborough town centre.





GROUND FLOOR

SITTING/DINING ROOM

A spacious reception room with feature fireplace. Open plan to the dining area with space for dining table and glazed doors leading to the conservatory.

CONSERVATORY

Provide a further sitting area with windows and glazed doors overlooking the garden.

KITCHEN

A stylish fitted kitchen with a range of units with worktop and breakfast bar, gas hob, integrated oven, and integrated appliances.



UTILITY

With fitted units, worktop and space for washing machine.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOM 1

A double bedroom dressing area and ensuite.

ENSUITE

A white suite with WC, basin and shower.



BEDROOM 2

A double bedroom.

BEDROOM 3

A further good sized bedroom with fitted wardrobes.

BATHROOM

A white suite comprising WC, basin and bath with a shower above.

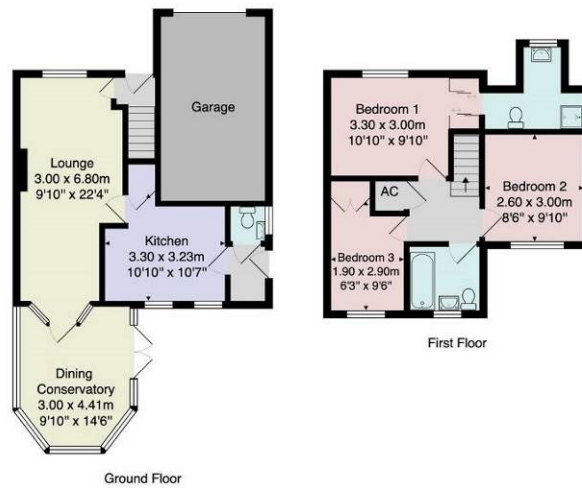
OUTSIDE

A driveway provides parking and lead to a single garage. To the rear of the property, there is an attractive garden with lawn, mature, planted borders and outdoor seating areas.



Tenure - Freehold

Council Tax Band - D



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