



VERITY
FREARSON

WATERS REACH, 3 ABBEY COURT, ABBEY ROAD, KNARESBOROUGH, HG5 8HX

GUIDE PRICE £950,000

WATERS REACH, 3 ABBEY COURT, ABBEY ROAD,

Knaresborough, HG5 8HX

An impressive detached property with picturesque views in a highly desirable setting along the banks of the scenic River Nidd, occupying a generous plot with attractive gardens to the front and rear.

The property provides well-presented and generous accommodation. On the ground floor there is a spacious sitting room, together with separate dining room, and sunroom with glazed doors leading to the garden. There is also a large kitchen and dining area, together with study, utility room and cloakroom. On the first floor there are four good-sized bedrooms, a bathroom and en-suite shower room.

A particular feature of the property is the generous plot with attractive gardens to front and rear, with the rear garden leading to the edge of the picturesque River Nidd, with full boating and fishing rights. A driveway provides ample parking and leads to a detached double garage.



2 Reception Rooms · Garden Room · Office · Dining Kitchen · Cloakroom · Utility Room

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Double Garage · Extensive Gardens · River Frontage







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

CLOAKROOM

With WC and washbasin. Heated towel rail.

SITTING ROOM

A spacious reception room with windows and glazed doors overlooking the gardens. Feature fireplace.

DINING ROOM

A further reception room providing a dining area.

GARDEN ROOM

Providing a further sitting area with windows overlooking the garden.

DINING KITCHEN

With space for dining area and glazed doors leading to the garden. The kitchen comprises a range of fitted units with electric hob, integrated dishwasher and double oven. Space for fridge / freezer.

OFFICE

Providing a useful workspace with window overlooking the front garden.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and dryer.

FIRST FLOOR

BEDROOM 1

A double bedroom fitted wardrobes and en-suite.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A double bedroom with window overlooking the garden.

BEDROOM 4

A further good-sized bedroom.

BATHROOM

With WC, washbasin and bath with a shower above.

FLOOR PLAN



Total Area: 178.1 m² ... 1917 ft² (excluding double garage)
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

A gravelled shared drive leads to the private block-paved drive which provides ample parking and access to a double garage. The property occupies a generous plot with attractive lawned gardens to the front and further extensive rear garden with lawn, paved sitting areas, mature planted borders, and access to the River Nidd with full boating and riparian rights. Timber garden shed.

Location

Abbey Road is a desirable location with the stunning scenery of the River Nidd Waterside walk and the Nidd Gorge. The historic market town is within easy walking distance and has a good selection of shopping, cultural and leisure amenities, whilst the railway station offers regular services to York and Leeds. The nearby spa town of Harrogate has an even more extensive range of shopping facilities, theatres, galleries and an array of excellent leisure pursuits, including Harrogate's golf clubs and the Hydro. There are convenient road links to the A1(M) and major road networks.

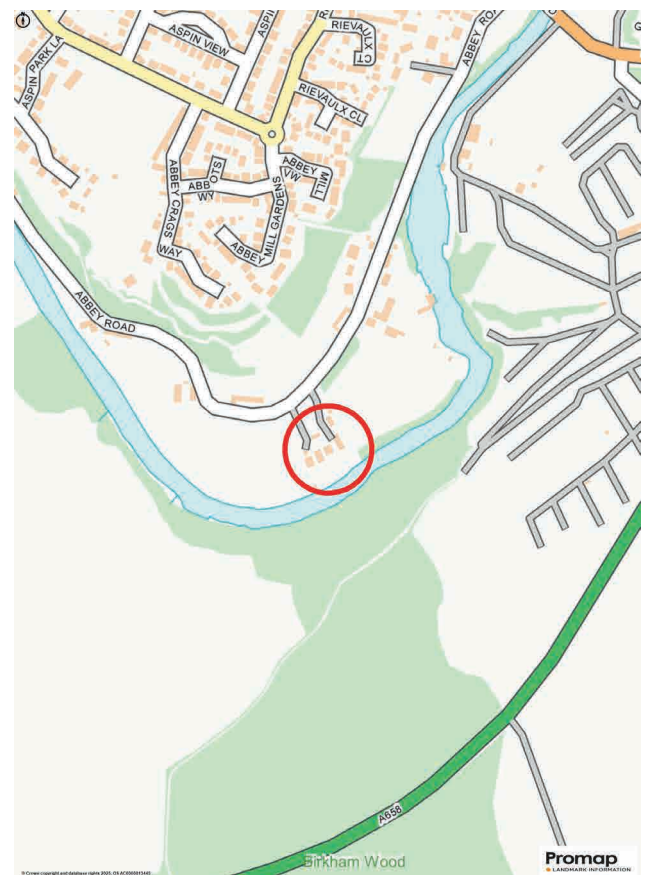
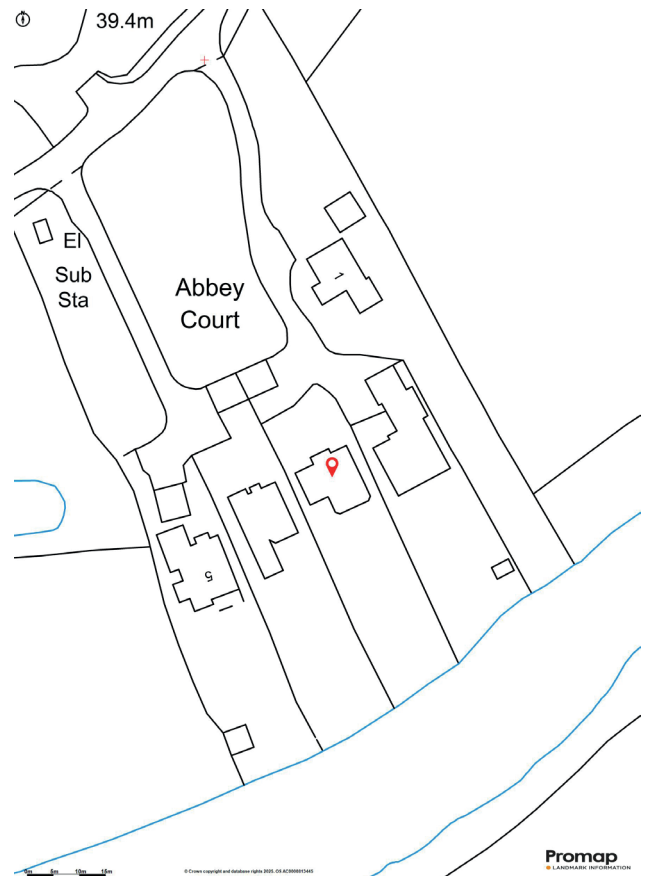
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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			

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