



8 Garten Close, Knaresborough, North Yorkshire , HG5 0TR

£500,000

Offers Over

8 Garten Close, Knaresborough, North Yorkshire , HG5 0TR

A stylish and beautifully presented four-bedroom detached family home with single garage and good-sized, attractive garden.

This extended property forms part of this fashionable development just off Boroughbridge Road, close to open countryside but still within walking distance of Knaresborough town centre and its amenities.

The generous accommodation comprises a stunning open-plan living space at the rear, with a modern fitted kitchen / diner with bi-folding doors overlooking the garden. The property also offers a two separate living rooms, utility room and downstairs cloakroom. Upstairs, there are four good-sized bedrooms, one of which with en-suite shower room, and a modern house bathroom. Having undergone a significant extension and refurbishment programme, an internal inspection is strongly recommended to appreciate the overall style and quality of this superb home.





GROUND FLOOR

RECEPTION HALL

A spacious reception hall with window to front.

CLOAKROOM

With a modern white WC and washbasin. Tiled walls.

SNUG

A good-sized reception room with windows to the side.

LIVING ROOM

A further good-sized reception room with double doors through to -

KITCHEN / DINING ROOM

A stunning open-plan, L-shaped space. A dining area with log burner, media wall and bi-fold doors overlooking the rear garden. The high-quality kitchen comprises breakfast bar, a range of wall and base units with fully integrated appliances including a SMEG cooker, with extractor above and fridge / freezer. Ample outlets around the kitchen.

UTILITY ROOM

With further fitted units and space and plumbing for a washing machine.

FIRST FLOOR

BEDROOM 1

A good-sized double bedroom with fitted wardrobes and window to rear.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin with vanity units, large walk-in shower, tiled walls and heated towel rail. Window to side.

BEDROOM 2

A further good sized double bedroom with windows to rear.

BEDROOM 3

A double bedroom with windows to front.

BEDROOM 4

A further bedroom with windows to the front.

BATHROOM

A modern white suite with WC, washbasin with vanity unit, and bath with shower above. heated towel rail, window to side and tiled walls and floor.

OUTSIDE

A drive to the front of the property provides off-road parking and leads to the integral garage. To the rear there is an attractive and good-sized lawned garden with woodland aspect and paved sitting areas with pergola. Furthermore, the property offers an outdoor kitchen including a BBQ and pizza oven.

Tenure - Freehold

Council Tax Band - E





Total Area: 155.6 m² ... 1675 ft²
 All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	83	
(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			