



9 Poppy Close, Knaresborough, North Yorkshire, HG5 0GU

£369,950

Guide Price

9 Poppy Close, Knaresborough, North Yorkshire, HG5 0GU

A nearly new three bedroom detached house situated on this new and exciting development situated on the edge of Knaresborough's market town.

This beautifully presented home comes with all the benefits you would expect from a nearly new build including extended building warranties and energy saving features. The spacious accommodation comprises; entrance hall, ground floor wc, spacious open plan dining kitchen with separate utility room, lounge with French doors out to an enclosed rear garden. To the first floor there are three good size bedrooms, the master served by an en-suite shower room and a house bathroom.

Outside the property occupies a delightful position with open greenery to the front. A driveway to the side provides off street parking for two cars with gated access leading to a large enclosed garden.

Poppy Close situated on the edge of Knaresborough market town and combines the advantages of a pleasant setting with ease of access to the town centre shopping, recreational and schooling facilities. Knaresborough also has a railway station with mainline links. The southern bypass is convenient and Harrogate is readily accessible by road, bus and rail with the A1(M) providing access to the commercial centres of North and West Yorkshire.





GROUND FLOOR

Entrance hall with cloakroom WC opens to:

OPEN PLAN DINING KITCHEN

Comprising wall and base units, Work surfaces with inset Stainless steel bowl sink and drainer, Electric hob with splashback and extractor over. Integrated appliances include dishwasher, fridge freezer and oven. A dining area provides space for a family dining table.

SEPARATE UTILITY ROOM

Base units with Working surface, Plumbing and space for washing machine and side door access.

LOUNGE

Spacious reception room with Useful storage cupboard and French doors out to an enclosed garden.

FIRST FLOOR

LANDING

Storage cupboard housing cylinder tank. Loft hatch to roof void. Doors leading to:

BEDROOM ONE

Window to front with open aspect.

ENSUITE SHOWER

Shower enclosure, Low flush WC and pedestal wash basin.

BEDROOM TWO

A further double bedroom with window to rear elevation.

BEDROOM THREE

A good size single bedroom with window to rear elevation.

HOUSE BATHROOM

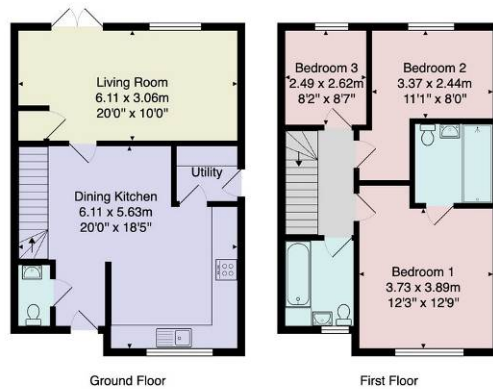
Love bathroom suite with panel bath having shower attachment and screen, Low flush WC And pedestal wash Basin. Heated chrome ladder towel rail.

OUTSIDE

The driveway to the side with EV charger point provide provides parking for two cars. To the rear, a good size enclosed garden with paved seating area.

Tenure - Freehold

Council Tax Band - D



Total Area: 102.4 m² ... 1102 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

