



23 Pinfold Green, Staveley, Knaresborough, HG5 9LR

**£450,000**



## 23 Pinfold Green, Staveley, Knaresborough, HG5 9LR

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A beautifully presented three-bedroom detached house with private, enclosed landscaped gardens, garage and parking, situated at the head of a quiet cul-de-sac within this exclusive village development.

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This stylish home offers spacious and well-planned accommodation comprising: a welcoming entrance hall, cloakroom/WC, a recently fitted bespoke open-plan dining kitchen, separate utility room, and a sitting room with glazed doors opening onto a paved seating area.

Upstairs, there are three generously sized bedrooms, including a master bedroom with a newly fitted en-suite shower room, along with a contemporary newly fitted family bathroom.

Outside, the property enjoys a garage and parking space to the front, while the rear garden provides a private and enclosed retreat with a shaped lawn, paved seating area and timber shed - ideal for relaxing, entertaining or family life.

Staveley is a picturesque village between Knaresborough and Boroughbridge with amenities including a popular primary school, well regarded pub, church and a strong sense of local community centred around a village green. There is a wide range of highly regarded schools in nearby Harrogate, Ripon and Knaresborough. The road links are excellent offering commuting links to Harrogate, York, Leeds and beyond.





## GROUND FLOOR

Solid wood flooring throughout the ground floor.

## ENTRANCE HALL

Stairs to first floor.

## CLOAKROOM / WC

## SITTING ROOM

Coal effect gas fire, window to front elevation and French doors out to a paved seating area.

## MODERN DINING KITCHEN

A recently fitted kitchen with a bespoke range of wall and base units, quartz working surfaces and ceramic Belfast sink. Appliances include five ring gas hob with extractor hob above, double oven, wine fridge and dishwasher. Floating ceiling with down lighters, LED atmosphere lighting and speakers. Space for family dining table. Windows to front and rear elevations.

## UTILITY ROOM

Wall and base units with working surfaces and inset stainless steel sink. Plumbing and space for washing machine. Useful under stairs flooring. Rear access door.

## FIRST FLOOR

### LANDING

Window to rear elevation. Loft hatch.

### BEDROOM 1

Master bedroom suite with fitted wardrobes and window to front elevation.

### EN-SUITE SHOWER ROOM

Shower enclosure, wall mount wc and vanity unit with bowl wash basin. Ladder towel rail. Window to rear elevation.

### BEDROOM 2

With fitted wardrobes. Window to front elevation.

### BEDROOM 3

Window to rear elevation.

## BATHROOM

Panelled bath with shower over and screen, low flush wc and vanity unit with inset wash basin. Window to front elevation.

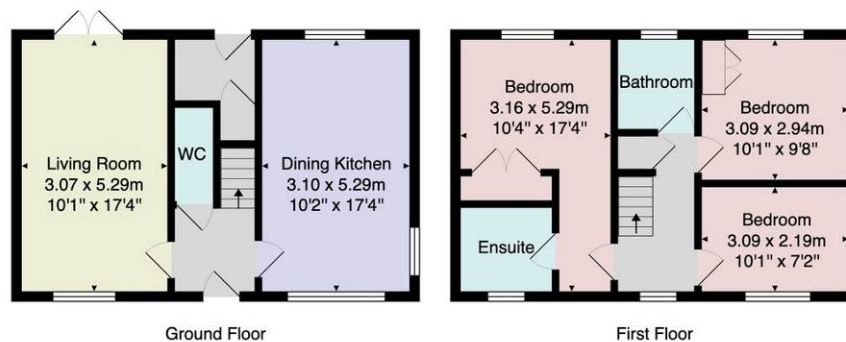
## OUTSIDE

Outside, the property enjoys a garage and parking space to the front, while the rear garden provides a private and enclosed retreat with a shaped lawn, paved seating area and timber shed - ideal for relaxing, entertaining or family life.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 86.5 m<sup>2</sup> ... 931 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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