



Crestholme Close, Knaresborough HG5 0SR

A beautifully extended detached, family home located in an ideal position on a quiet residential cul-de-sac in Knaresborough. Finished to a high specification throughout this home offers luxurious living with super outdoor entertaining space and is close to the excellent amenities Knaresborough has to offer and within the catchment area of very well regarded schools.

Internally, the property briefly comprises; Entrance into the hallway with a door to the guest W.C, store room and door opening through to the open plan Kitchen, Dining and Living Room with bi-folding doors to the garden. The kitchen provides access through to the second reception room, utility room and the office/ bedroom 5. Stairs rise to the first floor landing with doors to the main bedroom with en-suite shower room, the remaining bedrooms and family bathroom.

Outside to the front, the property is approached via an attractive driveway suitable for two cars and a side gate to the private, easy to maintain rear garden with synthetic grass, patio for entertaining and fenced and natural borders.



Offers Over £500,000

HUNTERS[®]
EXCLUSIVE

Council Tax: E

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DESCRIPTION

Entrance Hall

Access via composite entrance door, storage cupboard, stairs to first floor, Herringbone Luxury Vinyl Tiles, doors to:

WC

Low level WC, wash hand basin with cupboard under, chrome heated towel rail, UPVC double glazed window to front elevation.

Kitchen Living Dining Room

33'5" x 15'11"
Quality ,modern range of wall and base mounted units with Quartz working surfaces over with inset stainless steel sink unit with mixer tap and hot water tap, built in electric oven and combination microwave, integrated dishwasher and fridge/freezer. Central island with inset combined gas and induction hob and extractor hood above. Bi-fold doors to rear, Herringbone Luxury Vinyl Tiles, TV point, multi-fuel burner, inset ceiling spot lights, UPVC double glazed window to front elevation. Door to:

Family Room

11'10" x 10'6"
Bi-fold doors to rear garden, UPVC double glazed window to side elevation, inset ceiling spot lights, radiator, TV point, Herringbone Luxury Vinyl Tiles, door to:

Utility Room

8'11" x 6'6"
Range of wall and base units with working surfaces over with inset stainless steel sink unit and mixer hose tap, plumbing and space for washing machine, space for tumble dryer, space for under counter fridge, access door to side, door to:

Office / Bedroom Five

10'2" x 8'11"
UPVC double glazed window to front elevation, radiator, inset ceiling spot lights.

First Floor Landing

UPVC double glazed window to front elevation, radiator, doors to:

Bedroom One

16'0" x 10'7"
UPVC double glazed window to rear elevation, laminate flooring, radiator, door to:

Ensuite

Modern white suite comprising shower cubicle, low level WC, wash hand basin with storage under, tiled walls, chrome heated towel rail.

Bedroom Two

13'3" x 10'7"
UPVC double glazed window to front elevation, radiator.

Bedroom Three

11'10" x 10'7"
UPVC double glazed window to rear elevation, radiator.

Bedroom Four

10'4" x 7'0"
UPVC double glazed window to front elevation, radiator.

Bathroom

Quality modern white comprising panel bath with mains shower over and glazed screen, low level WC, wash hand basin with storage under, chrome heated towel rail, tiled walls, inset ceiling spot lights, UPVC double glazed window to side elevation.

Outside

A block paved driveway provides ample off street parking to the front of the property. gated access leads to the rear low maintenance paved garden with fencing and hedging to perimeters.

EPC

Environmental impact as this property produces 5.5 tonnes of CO2.

Material Information

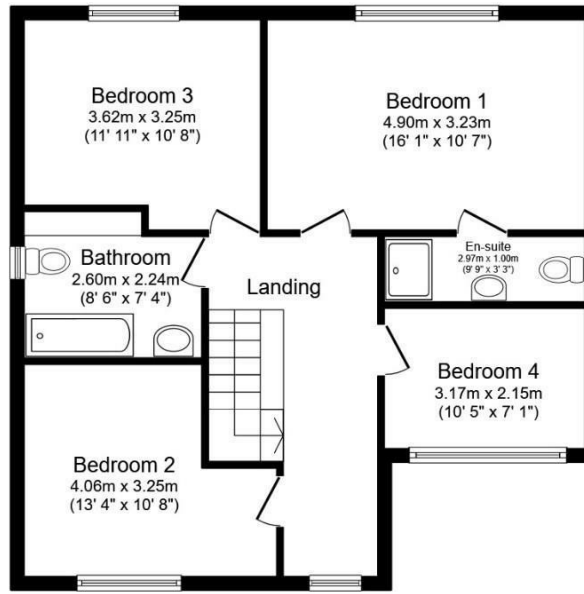
Tenure Type; Freehold
Council Tax Banding; E







Ground Floor



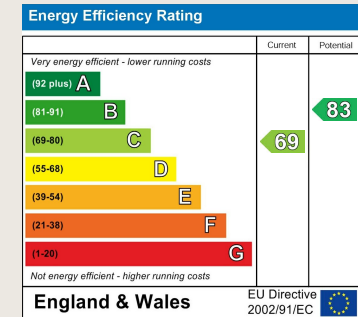
First Floor

Total floor area 161.3 m² (1,737 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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