



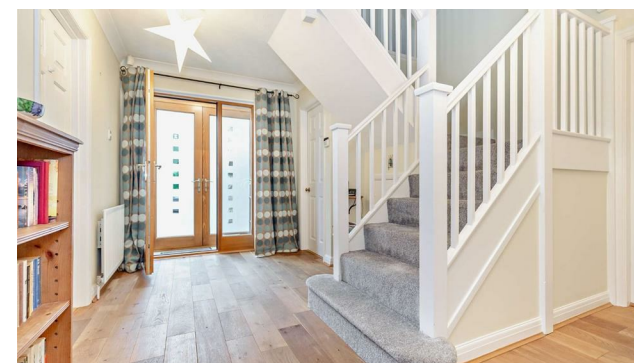
Abbey Road, Knaresborough HG5 8HX

A truly stunning 'riverside' five-bedroom, detached family home with mooring and fishing rights, large rear garden, double garage and ample parking. The property is located in one of Knaresborough's finest addresses and lies within easy access of the picturesque town centre and the wide-ranging amenities on offer.

This stunning family home has been significantly extended and refurbished to the highest of standards, offering generous and flexible living space throughout, with the accommodation comprising: Entrance vestibule accessed through double doors, hallway with oak flooring, guest WC, open plan lounge diner with feature log effect remote control fire and doors opening to large orangery with vaulted glazed ceiling, underfloor heating and wide opening sliding doors leading to the rear garden. The spacious luxury breakfast kitchen has granite worktops, integrated Miele and NEFF appliances and breakfast bar, a further sitting /family room with floor to ceiling window and utility room. To the first floor are five bedrooms, four of which are doubles, two with en-suite bath/shower rooms and main family shower room with large sauna cubicle.

To the outside, the property is set well back from the road and is accessed via a shared driveway leading to a private driveway with ample off-road parking and an attached double garage. The extensive, mature rear garden is laid mainly to lawn, with raised patio area ideal for entertaining and a further decked seating area at the end of the garden overlooking the river Nidd.

To fully appreciate what this stunning family home has to offer, internally and out, an early viewing comes highly recommended.



Offers Over £1,000,000

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Council Tax: G

Abbey Road, Knaresborough HG5 8HX

DESCRIPTION

Entrance Vestibule

Access via double glazed French doors, tiled floor, double glazed doors to:

Entrance Hall

Oak flooring, radiator, stairs to first floor, under stairs storage cupboard, doors to:

WC

Low level WC, pedestal wash hand basin, radiator, UPVC double glazed window to front elevation.

Lounge Dining Room

24'1" x 22'6"
UPVC double glazed bay window to front elevation, UPVC double glazed window to side elevation, two radiators, remote control electric fire, TV point, inset ceiling spot lights, two double glazed Bi-fold doors to:

Orangery

33'11" x 10'10"
Tiled floor with underfloor heating, double glazed sliding doors opening to rear garden.

Kitchen

24'0" x 11'5"
Quality modern range of wall and base mounted units with Silestone working surfaces over with inset composite sink unit and mixer tap, inset composite waste disposal sink and Quooker tap, inset four ring induction hob with gas chef ring, extractor hood over, built in oven/microwave, built in oven with warming drawer, built in coffee machine, integrated dishwasher, wine fridge, two integrated tall fridge freezers, large pantry cupboard with pull out soft close shelving unit, breakfast bar, inset ceiling spot lights, TV point, tiled floor with under floor heating, feature radiator, three UPVC double glazed windows to side elevation, double doors to:

Snug / Music Room

18'10" x 14'2"
Split level room, UPVC double glazed windows to side elevation, two radiators, TV point, French doors to front elevation, door to:

Utility

7'4" x 5'0"
Wall and base mounted units with working surfaces over with inset stainless steel sink and mixer tap, plumbing and space for washing machine, space for tumble dryer, tiled floor, door to side access.

First Floor Landing

U-shaped landing, loft access with pull down ladder and light, storage cupboard housing water cylinder, UPVC double glazed window to front elevation, doors to:

Bedroom One

12'7" x 12'6"
Split level bedroom suite with dressing area. UPVC double glazed bay window to front elevation, UPVC double glazed windows to side elevation, three radiators, TV point, range of fitted wardrobes and drawers, door to:

Ensuite Bathroom

Modern white suite comprising Spa bath, corner shower cubicle with mains shower over, low level WC, fitted wash hand basin with worktop and cupboards under, tiled floor and walls, radiator, inset ceiling spot lights, loft access, UPVC double glazed window to side elevation.

Bedroom Two

14'9" x 11'5"
UPVC double glazed window to rear elevation, radiator, fitted wardrobe, door to:

Ensuite Shower Room

White suite comprising shower cubicle with mains shower over, low level WC, wash hand basin with cupboards under, chrome heated towel rail, tiled floor and walls, inset ceiling spot lights, UPVC double glazed window to side elevation.

Bedroom Three

11'4" x 11'2"
UPVC double glazed window to rear elevation, radiator.

Bedroom Four

12'5" x 12'4"
UPVC double glazed window to rear elevation, radiator.

Bedroom Five

12'4" x 6'11"
UPVC double glazed window to front elevation, radiator.

Shower Room

Quality modern suite comprising walk-in shower unit with rainfall shower head, low level WC, wash hand basin with cupboards and drawers, chrome heated towel rail, tiled walls and floor, inset ceiling spot lights, UPVC double glazed window to side elevation.

Sauna

Access from main shower room, seating for four people.

Outside

To the front of the property is a blocked paved driveway providing ample off street parking for a number of cars. To the rear is an extensive lawn garden with mature shrubs, flower beds and trees. Decked sun terrace with views of the river. Raised patio seating area.

EPC

Environmental impact as this property produces 7.5 tonnes of CO2.

Material Information

Tenure Type; Freehold
Council Tax Banding; G





2 Abbey Court, Abbey Road, Knaresborough, HG5 8HX
 Approximate Gross Internal Area
 Main House = 255 Sq M/2745 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Total = 283 Sq M/3046 Sq Ft



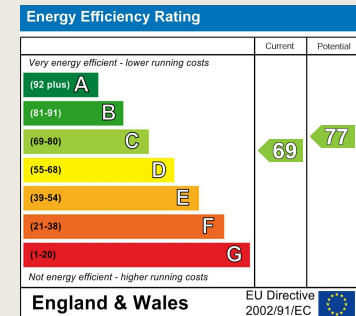
Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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