



## Red Admiral Way, Knaresborough, North yorkshire, HG5 0FS

- Modern build
- Sought-after location
- Recently refurbished bathrooms
- Detached garage – Includes a boarded loft space
- Early viewing highly recommended
- Family-friendly environment
- Four generously sized bedrooms
- Beautifully landscaped garden
- Off street parking
- Council Tax Band E

**Guide Price £515,000**



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## DESCRIPTION

Situated in the highly desirable Red Admiral Way in Knaresborough, this beautiful family home combines modern living with exceptional comfort. Offering four generously sized bedrooms, the property provides plenty of space for both family members and guests. The separate lounge leads to the open kitchen/diner, creating the perfect space for both relaxation and family meals.

The current owners have recently made significant improvements, including the complete refurbishment of the bathrooms, now featuring stylish, contemporary fixtures and finishes. Outside, the beautifully landscaped garden provides a peaceful outdoor retreat, perfect for children to play or for hosting summer gatherings.

As part of a modern development, this home adheres to the highest construction standards, ensuring excellent energy efficiency and a comfortable living environment. The detached garage comes complete with a boarded loft space access through ladder, offering valuable additional storage or potential for further development. There is also parking for two cars in front of the garage, providing ample off-street parking and an ev charging point on the external wall adjacent to the parking spaces.

This home is ideal for families looking for a well-appointed, stylish property in a prime location. With recent updates and thoughtful design throughout, it is ready to welcome its new owners.

With excellent transport links, including easy access to the A1/M motorway and a bus service into Knaresborough, running twice an hour. For those needing further connections, the Knaresborough's mainline railway station provides direct links to major cities. The property is also conveniently close to both Aldi and Lidl. Families will appreciate the proximity to three local schools, including King James which is rated as outstanding. This combination of transport convenience, local amenities, and quality schooling makes it a highly desirable location



### EPC

Energy rating B

This property produces 2.0 tonnes of CO2

Material Information - Harrogate

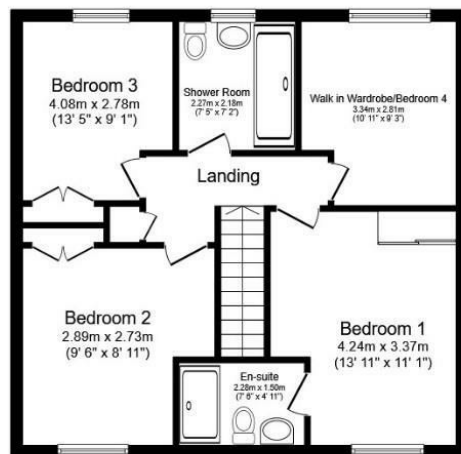
Tenure Type: Freehold

Council Tax Banding: E

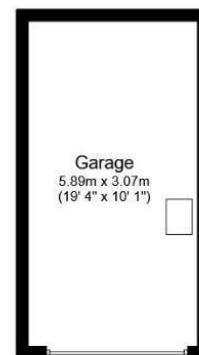




Ground Floor



First Floor



Garage Ground Floor



Mezzanine

Total floor area 148.6 sq.m. (1,600 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](http://www.focalagent.com)

### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

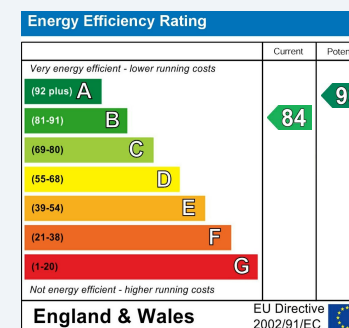
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

