



Fortune Hill, Knaresborough Offers Over £750,000

**** STUNNING REAR GARDEN ****

An immaculately presented 4 / 5 bedroom detached house occupying a choice corner position overlooking Nidd Gorge and featuring stunning gardens, a double garage, and offering a once in a generation opportunity.



Accommodation

A rare opportunity to acquire this substantial detached house occupying a choice corner plot position in one of Knarborough's most sought after locations.

The property is entered via a Upvc framed double glazed entrance door into a spacious reception hall with staircase leading to the first floor accommodation. The hall includes a double radiator, coved cornices, and a double fronted built-in cloaks cupboard.

One of the feature rooms of the property is the spacious lounge located at the front of the house having a bay window to the front elevation with Upvc framed double glazed casements. The lounge includes twin double radiators and a feature living flame coal effect gas fire set on a raised stone hearth with television platform.

Integral doors lead through into the separate dining room which also includes a double radiator and coved cornices.



The property enjoys a spacious breakfast kitchen with a range of built-in base units to two sides with laminated worktops and inset polycarbonate sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included is a built-in electric Bosch oven with separate four-point Neff ceramic hob unit with extractor fan.

The kitchen also has a built-in Neff dishwasher and provides ample space for a free standing breakfast table. There is a double radiator and Delph rack.

Located off the kitchen is a substantial utility/boot room which has a further stainless steel sink unit as well as plumbing for an automatic washing machine, space for freestanding fridge and freezer units and a wall mounted Worcester gas fired central heating boiler. A Upvc framed double glazed secondary front entrance door leads onto the front garden beyond and there is a matching rear entrance door taking you through to the rear garden. The utility room also benefits from a double radiator and a range of high and low level storage cupboards.

There is a delightful snug/television room located at the rear of the house which looks out across the gardens beyond. The room includes a double radiator, television aerial point, sliding patio doors and a bank of book shelving and matching cupboards.



There is a downstairs double bedroom with radiator and coved cornices, and the ground floor accommodation is completed by a shower room which has a low flush w.c. pedestal wash hand basin, bidet and walk-in shower cubicle with Miras shower attachment and full height tiled splashbacks. There is also a double radiator, Dimplex electric heater, coved cornices and recessed ceiling downlighters.

The first floor landing services all the first floor accommodation and includes the property's loft hatch.

Bedroom one is a spacious double room located at the front of the house having two double fronted wardrobes and recessed eaves storage.

Bedroom two is located at the rear and again has twin built-in wardrobes. Bedroom three, currently used as a working study, has an open fronted wardrobe and mounted display shelving. All three first floor bedrooms benefit from radiators and Upvc framed double glazed casement windows.



Finally, there is a house bathroom having a low flush wc, pedestal wash hand basin, inset Jacuzzi bath, shower surround, and tiled splashbacks. The bathroom includes the airing cupboard which houses the hot water cylinder and electric immersion heater. There is a heated towel rail, radiator and coved cornices.

To The Outside

The property occupies a quite outstanding corner position being significantly set back from the road with vehicular access directly off Fortune Hill onto a re-laid front and side driveway which provides off street parking for numerous motor vehicles. The driveway in turn gives access to the detached double garage which is of brick and tiled construction with up and over door, and electric light and power.

A driveway matching pathway runs across the front of the property and steps out onto a L shaped lawned garden beyond with screening tree. There is an area of wild garden running parallel with the entrance pathway and access can be gained either side of the property through into the rear garden beyond.

One of the outstanding features of the house is the mature side and rear garden which creates a unique family environment.

Adjoining the rear elevation is a flagged patio which provides ample space for freestanding garden furniture and adjoins a raised rockery with planted shrubs with mature screening trees.

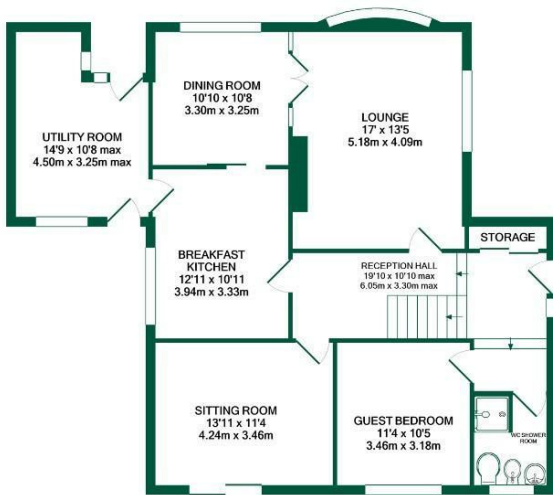
The central part of the rear garden is laid to lawn with a further planted herbaceous side border.

There is a significant vegetable and fruit garden which runs to the rear of the garage and produces a generous yearly harvest. A lean-to greenhouse is situated adjoining the rear elevation of the garage and furthermore a raised summerhouse/games room is also included within the sale.

Crucially the rear garden is private and fully enclosed to all sides by fenced and hedge lined borders. There is also gate access to Nidd Gorge.

The property provides outstanding family living accommodation and an early inspection of both the internal and external accommodation is strongly recommended



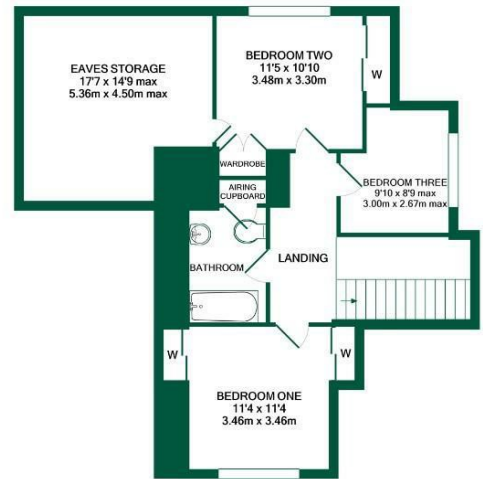
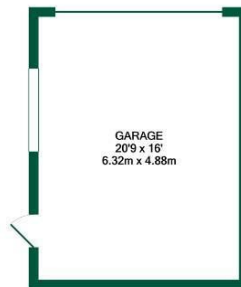


GROUND FLOOR
APPROX. FLOOR
AREA 1449 SQ.FT.
(134.6 SQ.M.)

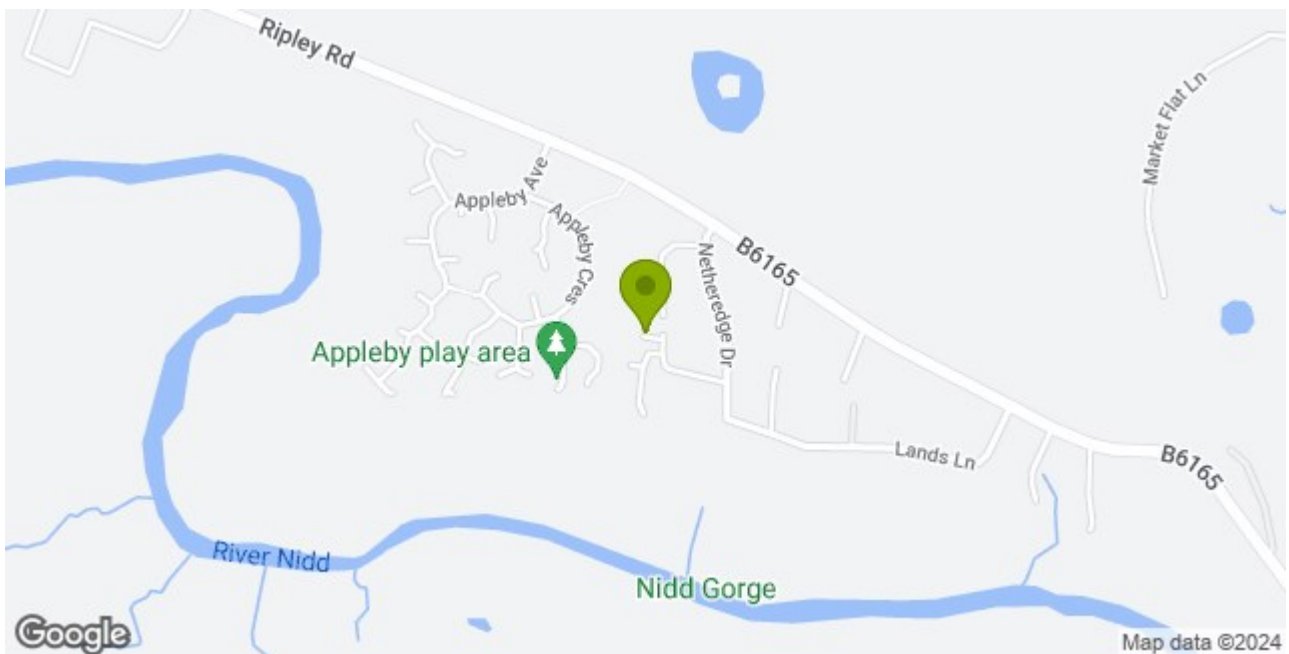


TOTAL APPROX. FLOOR AREA 2225 SQ.FT. (206.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



FIRST FLOOR
APPROX. FLOOR
AREA 777 SQ.FT.
(72.2 SQ.M.)



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