



St. Roberts Gardens, Knaresborough Asking Price £495,000

**** NO ONWARD CHAIN ****

A flexible and well presented dormer Bungalow offering spacious family living accommodation with potential for further expansion ad improvement.



Accommodation

This flexible and well presented detached dormer bungalow set within one of Knaresborough's sought after cul de sac. The property offers enormous scope for further expansion and improvement and is being offered for sale with both vacant possession and no onward chain.

Internally the property is entered via a Upvc framed double glazed side door into a spacious reception hall having a staircase leading to the first floor accommodation, single radiator and understairs cupboard.

The principal reception room is a spacious lounge located at the front of the house having a fitted gas fire set within an exposed stone surround with television platform. There is a bay window to the front elevation and twin separate radiators.

An archway leads through into a dining area which in turn accesses the kitchen which has a range of built-in units to three sides with laminated work tops and inset Villeroy and Boch ceramic sink unit. There is an additional range of high-level matching storage and display cupboards and tiled splashbacks. Included within the kitchen is a free-standing electric oven and hob with extractor fan. There is ample space for a fridge freezer unit, and the kitchen houses the Worcester gas central heating boiler. Located on the side of the property is a separate utility room having a fitted worktop with recess under providing plumbing for a washing machine and space for a tumble dryer. A panelled rear entrance door leads out onto the garden beyond.

Located at the rear of the property on the ground door are two generous double bedrooms, one of which is currently used as a separate living room and both bedrooms benefit from radiators.

The ground floor accommodation is completed by the house bathroom which has a low flush wc, wash hand basin and inset bath with wall mounted shower attachment and full height tiled surround. The bathroom also includes a double radiator, recessed lighting and tiled flooring.

The main bedroom itself has a bank of over bed storage cupboards in addition to two mirror fronted wardrobes and matching his and hers bedside tables.

To the first floor are two further generous double bedrooms both of which benefit from radiators with bedroom four having a double fronted built-in wardrobe. Finally, there is a small fifth bedroom/study having a built-in linen cupboard and loft hatch. The study could be easily turned into a first floor bathroom.

To the Outside

The property is accessed directly off St Roberts Gardens on to a substantial front and side driveway which provides parking for numerous vehicles. The driveway in turn has access to a detached garage which has an up and over garage door with light and power.

The property's front garden is centrally laid to lawn with slate chip borders and surrounding hedged and fenced boundaries.

Adjoining the side elevation is a covered storm porch with pan tiled base providing covered seating for storage.

To the rear elevation is a flagged patio which steps up onto a rectangular garden beyond being extensively laid to lawn with surrounding fenced and hedged boundaries. There is a secondary flagged hardstanding with garden shed and further space for free standing garden furniture. The garden also provides secondary rear garage access. The garden is notably private and barely overlooked.

There is no doubt the property will be of genuine interest to both young and mature families as well as retirees. It benefits from gas fired central heating throughout and an early inspection is strongly recommended.

Agent's Notes

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1800 * Mbps download speed

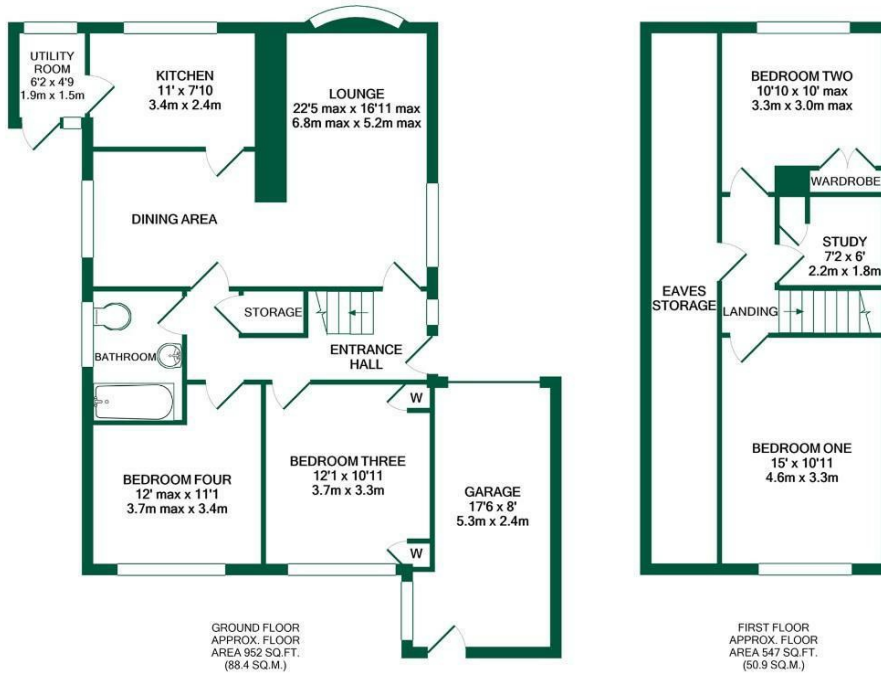
EPC Rating: E

Council Tax: E - North Yorkshire County Council

Current Planning Permission: No current valid planning permissions

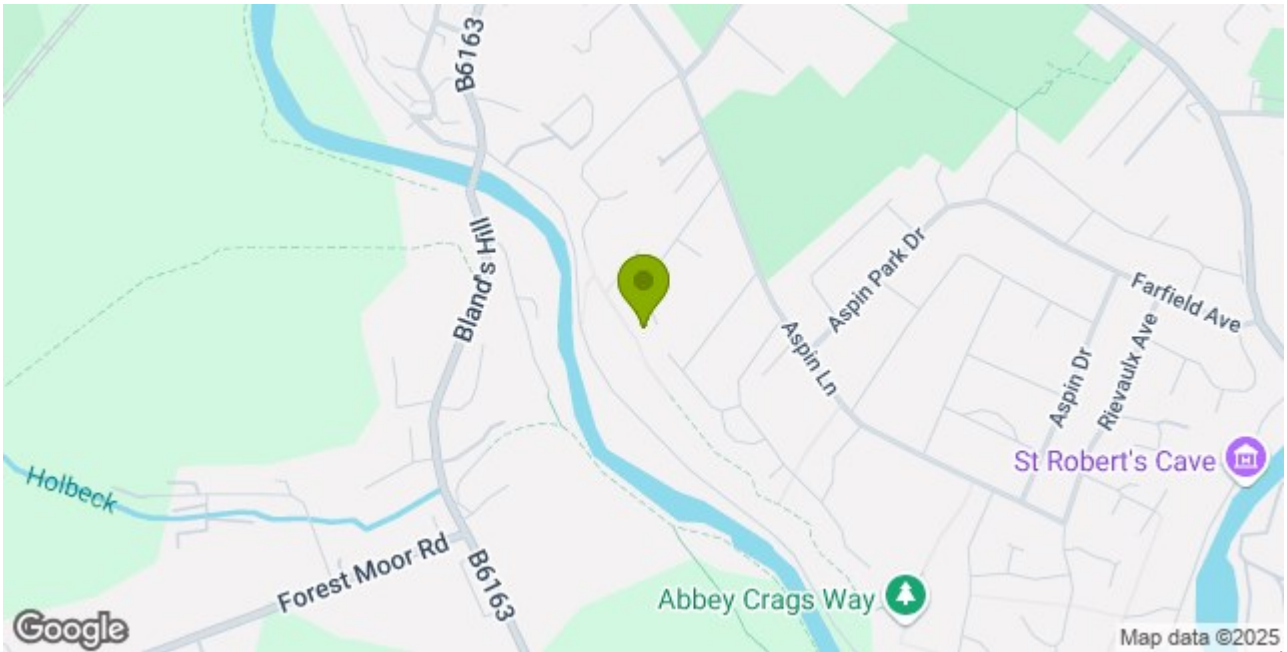
Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01423 867700

* Download speeds vary by broadband provider so please check with them before purchasing



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1499 SQ. FT. (139.3 SQ. FT.)

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.



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