



## Station Road, Goldsborough, Knaresborough £632,000

**\*\*FABULOUS OPEN VIEWS\*\***

Originally built in 2023, this wonderfully presented detached family home offers spacious, modern living accommodation within this highly popular village location on the outskirts of Knaresborough and provides fabulous views across farmland looking north towards Allerton Castle & the Hambleton Hills.





## Accommodation

The property is entered into a spacious hall with stylish tiled flooring and a convenient WC with understairs storage.

The sitting room is located off the entrance hall and is spacious in size with a large bay window to the front elevation offering fabulous open views across farmland. There is a feature wall inset electric log effect fireplace which can heat the room and acts as the focal point.

The kitchen is situated towards the rear of the property and is both modern and open plan in design. There is a combination of base and wall storage units with quartz preparation surfaces incorporating a 1 1/2 sink with drying area. The kitchen has a range of integrated appliances including dishwasher, fridge/freezer, double oven and induction hob as well as ample space for a freestanding dining table. Bi-folding doors to the rear elevation allow light to flow into the room giving a light, airy feel.

The utility room is located through the kitchen and has matching units & worktops to the kitchen. As well as offering further storage, there is also a further sink and space for washing provisions. A useful access door leads out to the side elevation.

A further reception room which is of a good-size and has been most recently used as a snug completes the downstairs living accommodation. This room could easily be used as a study, home office or play room.

A turned staircase from the entrance hall leads up to the first floor landing which has a useful storage cupboard. Located on the first floor are four well-proportioned double bedrooms all of which have built-in wardrobes.

Bedroom one is a spacious double with a modern ensuite which includes shower cubicle, low flush WC and wash hand basin.

The house bathroom is contemporary in design with part-tiled walls and includes a large bathtub, shower cubicle with waterfall shower, low flush WC, wash hand basin with mixer tap and heated towel rail.

## To The Outside

The property sits on a good-sized plot with well-maintained front and rear gardens.

The rear garden is crucially south facing and has been thoughtfully landscaped with both lawned and patioed areas.

The property has a side driveway providing parking space for multiple vehicles and which leads up to a detached brick-built single garage which has an automatic remote fob operated door, built-in storage cupboards and a full electric charge point.

## Energy Efficiency

The property's current energy rating is C (76) and has the potential to be improved to an EPC rating of B (85).

## Additional Information

Tenure: Freehold

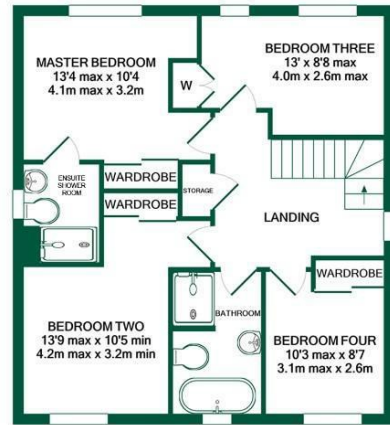
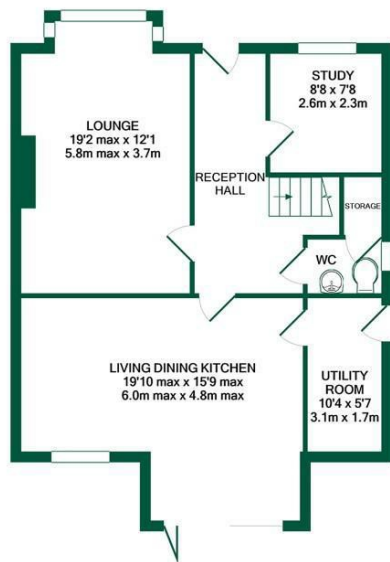
Services/Utilities: All mains services are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

Council Tax: F - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1481 SQ.FT. (137.7 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.



## Stephensons

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Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

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 I E Reynolds BSc (Est Man) FRICS  
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## Associates

N Lawrence

