

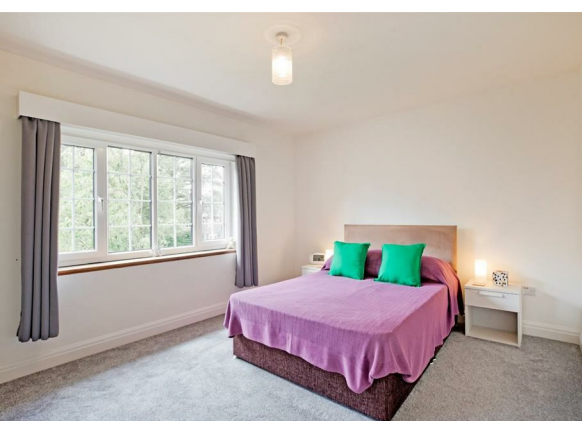
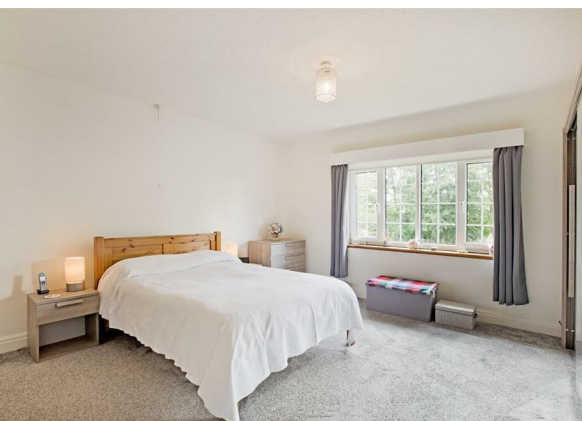


## Lands Lane, Knaresborough £939,950

**\*\* HIGHLY SOUGHT-AFTER LOCATION \*\***

Nestled on this quiet tree-lined street is this fabulous detached family home offering spacious living accommodation and which occupies a tremendous plot with substantial front and rear gardens allowing scope for further extension subject to planning permission. This property is not one to be missed.





## Foreward

Oakleigh is a magnificent detached home which has been occupied by the current vendors for over a quarter of a century. The property boasts two generously sized reception rooms, fitted kitchen, four well-proportioned bedrooms and two wash rooms. Externally, the property sits on a brilliant plot with generous front and rear private gardens. The property is situated on Lands Lane, a highly desirable and peaceful street approximately 1 mile from Knaresborough Railway Station which has regular services to Harrogate, York and Leeds which all have connecting services to London Kings Cross. Knaresborough itself is a popular market town with a vast array of local shops, restaurants, public houses and other amenities as well as being home to King James' School.

## Accommodation

The property is entered via a timber door into the central hallway which benefits from a useful understairs storage cupboard and a convenient WC.

Double timber doors from the central hallway lead into the spacious sitting room which is dual aspect in design and enjoys pleasant views of both the front and rear gardens. Positioned centrally is a feature gas fireplace with log burner effect stove and stone surround with timber mantle.

There is a further reception room which is currently used as a dining room. This room is flexible and could easily be used as a playroom, study or secondary sitting room.

The kitchen is located towards the rear of the property and has a combination of base and wall storage units. There are laminate preparation surfaces which incorporate a double sink with drying area as well as an integrated fridge/freezer, 2x electric ovens, four ring induction hob and two ring gas hob. There is also space for a dishwasher, washing machine and tumble dryer as well as a useful access door leading out to the side elevation.

Stairs from the central hallway lead up to the open first floor landing. The property has four well-proportioned bedrooms, three of which are double in size and the fourth is a good-sized single bedroom.

The property has a part-tiled main shower room which includes large shower cubicle, low flush WC, wash hand basin with mixer tap and bidet. There is also a further shower room with WC and wash hand basin.

## To The Outside

The property sits on a fantastic plot with large front and rear gardens. To the front, the property has a tarmac driveway leading up to the expansive brick-built tandem garage with storage sheds to the rear. The front garden has a good-sized lawned area with mature herbaceous flowerbeds. An iron gate leads up to a pathway which runs down the side of the house and out to the fabulous, private rear garden which is predominantly laid to lawn with a large greenhouse. With an array of trees and mature borders/flowerbeds, the garden is ideal for keen gardeners and families alike.

The plot offers fabulous scope to further develop and extend the property subject to necessary planning permission.

## Energy Efficiency

The property's current energy rating is D (55) and has the potential to be improved to an EPC rating of C (71).

## Additional Information

Tenure: Freehold

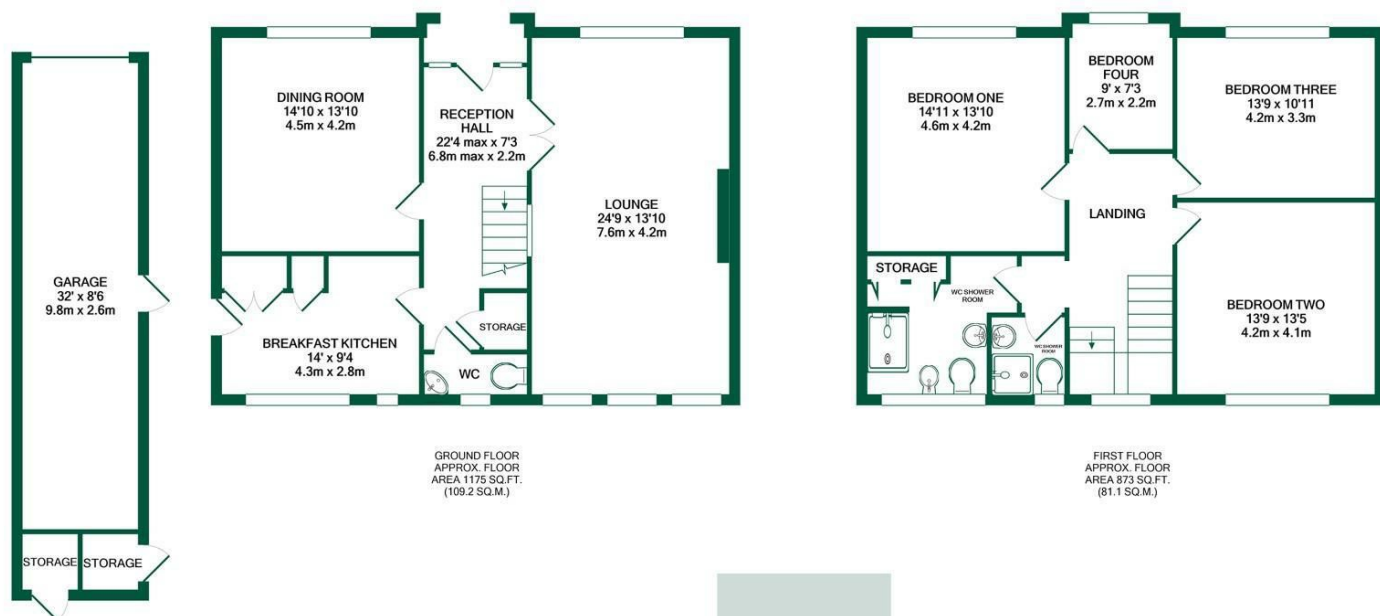
Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

Council Tax: G - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

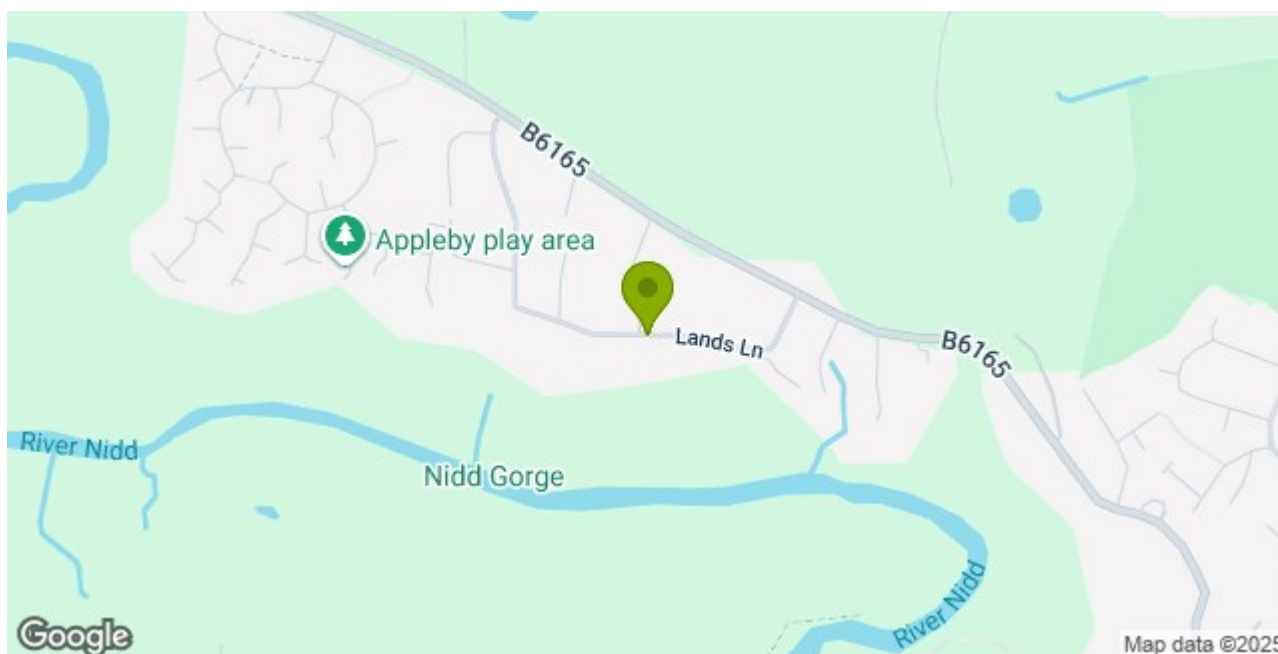
\*Download speeds vary by broadband providers so please check with them before purchasing.



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1742 SQ.FT. (161.8 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.



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