



Cardinal Way, Castle Gate, Knaresborough Asking Price £325,000

**** SOUTH FACING REAR GARDEN ****

A modern semi-detached house set within this much sought after development offering family living accommodation and featuring a superb breakfast kitchen, master bedroom suite and generous lawned rear garden.



Accommodation

An immaculately maintained semi-detached house, set within this exclusive development, which is certain to be of interest to both professional couples and young families.

The property has its new home warranty and offers quick and easy access to both the High Street of Knaresborough as well as Harrogate and the A1 motorway.

Internally, the property is entered via a double glazed front door into a reception hall having a turned staircase leading to the first floor accommodation with a spindle balustrade and handrail. The hall also includes a single radiator.

There is a downstairs cloakroom having a low flush w/c, pedestal wash hand basin and radiator.

One of the feature rooms of the property, is the spacious breakfast kitchen which has a modern range of built-in base units to three sides with laminated worktops and an inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with laminated upstands.

Included within the kitchen, is a built-in Indesit electric oven with a four point gas hob unit and extractor fan. There are integrated fridge and freezer units as well as a built-in dishwasher and washing machine. The kitchen provides ample space for a dining table and includes a double radiator.

The principal reception room is a generous lounge located at the rear of the house, with uPVC framed double glazed French doors leading out onto the rear garden. The lounge includes a double radiator, television aerial point and built-in understairs storage cupboard.

The first floor landing services the entirety of the first floor accommodation and includes a radiator and loft hatch.

The master bedroom is located at the rear, and has a double fronted mirror wardrobe, radiator, and television aerial point. There is an ensuite shower room which includes a low flush w/c, pedestal wash hand basin and walk-in shower cubicle with full height tiled splashbacks. There is an extractor fan and heated chrome towel rail.

Bedroom two is located at the front of the house being a spacious double room with a mirror fronted wardrobe.

Bedroom three is currently used as a working study and bedrooms two and three both include radiators and uPVC framed double glazed casement windows.

The internal accommodation is completed by a house bathroom having a low flush w/c, pedestal wash hand basin and inset bath with wall mounted shower attachment and full height tiled surround. There is a heated towel rail and extractor fan.

To the Outside

The property overlooks Cardinal Way with vehicular access onto a side driveway which provides off-street parking for numerous vehicles.

Directly to the front of the property is a covered storm porch with flagged pathway which adjoins a lawned front garden. There is gated access from the driveway through to the rear.

Adjoining the rear elevation is a flagged patio which steps out onto to a south facing rear garden beyond, which is extensively laid to lawn with a herbaceous rear border.

There is a raised hardstanding with a garden shed, which is included within the sale.

The rear garden is private and fully enclosed to all sides by fenced boundaries; creating an ideal family and pet environment.

The property benefits from gas fired central heating and double glazing throughout, and an early inspection is strongly recommended.

Agent's Notes

Tenure: Residential

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

Broadband Coverage: Up to 900* Mb download speed

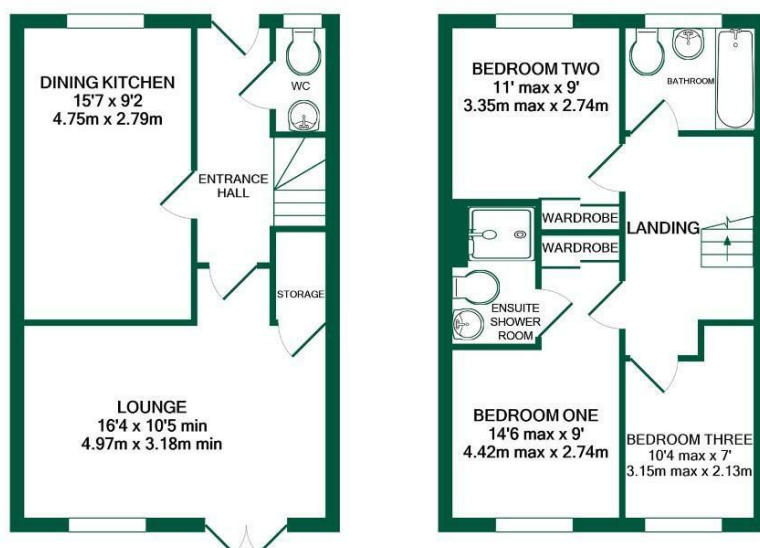
EPC Rating: B

Council Tax: C - North Yorkshire County Council

Current Planning Permission: No current valid planning permissions

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

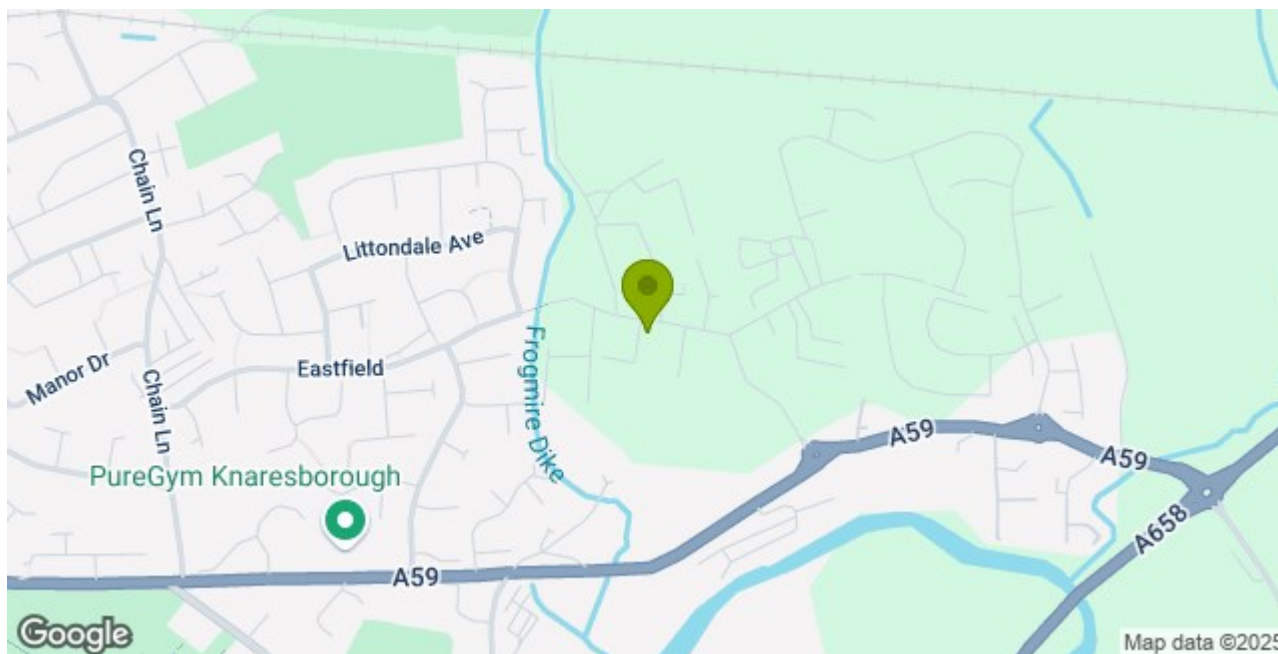
* Download speeds vary by broadband providers so please check with them before purchasing



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TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 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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