



## Moor Lane, Arkendale, Knaresborough

### Asking Price £595,000

\*\*\*\* 0.791 ACRE GRASS Paddock & OUTBUILDINGS \*\*\*\*

A period four bedroom terraced cottage, full of character, set in the heart of Arkendale with range of outbuildings, gardens and a rear paddock. The property requires some modernisation and offers enormous potential for expansion and improvement.





### Accommodation

A rare opportunity to acquire this 4 bedroom period cottage set centrally within Arkendale, regarded as one of the region's most sought after villages. The property offers quick and easy access to the A1, as well as the A59 York to Harrogate Road. The property requires some cosmetic upgrading and is an inviting proposition for young and mature families, DIY enthusiasts and those with a keen equestrian interest.

At the front is an entrance porch which in turn leads through to the living room which has a feature open fireplace set on a marble hearth with exposed stone surround. There is a built-in storage cupboard, double radiator, and exposed beamed ceiling.

An inner hall provides the staircase which leads to the first floor accommodation and includes a built-in under stairs storage cupboard.

The dining room is also positioned at the front of the property having a beamed ceiling, radiator, and built-in cupboard. Beyond the dining room is the separate pantry with cold shelf and vinyl flooring.

The property's breakfast kitchen is positioned at the rear of the house having a built-in range of oak base units to 3 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks. Included is a built-in Hotpoint electric oven and grill with separate 4 point gas hob unit. The kitchen provides plumbing for a washing machine and space for a freestanding fridge freezer unit. There is vinyl flooring and an exposed beamed ceiling.

There is a utility room to the rear which houses the Worcester gas fired central heating boiler. A uPVC framed double glazed rear entrance door leads out onto the garden beyond, and the utility room includes a built-in garden store, vinyl flooring AND A separate downstairs cloakroom which has a low flush W/C and wash hand basin with tiled splashbacks.

The first floor landing services all the first floor accommodation and includes a loft hatch as well as the built-in airing cupboard with hot water cylinder and electric immersion heater.

Bedrooms 1, 2 and 3 are all spacious double bedrooms and each benefit from radiators. Bedroom 4 is located at the front of the house and is a single bedroom.

The internal accommodation is completed by the house bathroom which has a low flush W/C, pedestal wash hand basin and inset cast iron bath with half height tiled splashbacks. There is a mounted towel rail and radiator.

### To The Outside

The property fronts onto Moor Lane having a forecourt front garden with surrounding herbaceous borders and central beds. The front courtyard is enclosed to all sides by walled boundaries with a pedestrian access gate.

There is vehicular access off Moor Lane onto a shared gravelled driveway. There is further access through into a rear courtyard within which the property has two covered car ports in addition to further allocated off street parking.

Included within the valuation are several historic farm buildings, previously used as pig pens and now providing ample external storage. There are three pens in total in addition to two timber-built garden sheds.

Pedestrian access leads from the courtyard through into the rear garden beyond.

Directly to the rear of the property is a flagged hardstanding which steps out onto a shaped lawned garden with surround herbaceous borders in addition to a planted rose bed.

The property's garden and land are set across three levels, the secondary garden being an orchard and additional hardstanding. Both the primary and secondary gardens are enclosed by fenced and walled boundaries.

Included within the valuation is a rear paddock which is rectangular in nature, being left to pasture with fenced hedged and tree lined boundaries. There is gated vehicular access into the paddock which in total measures 0.791 acres.

The property is being offered for sale with vacant possession and no onward chain, and is set in the heart of one of the regions most sought after villages.

### Energy Efficiency

The property's current energy rating is D (55) and has the potential to be improved to an EPC rating of A (101).

### Additional Information

Tenure: Freehold

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

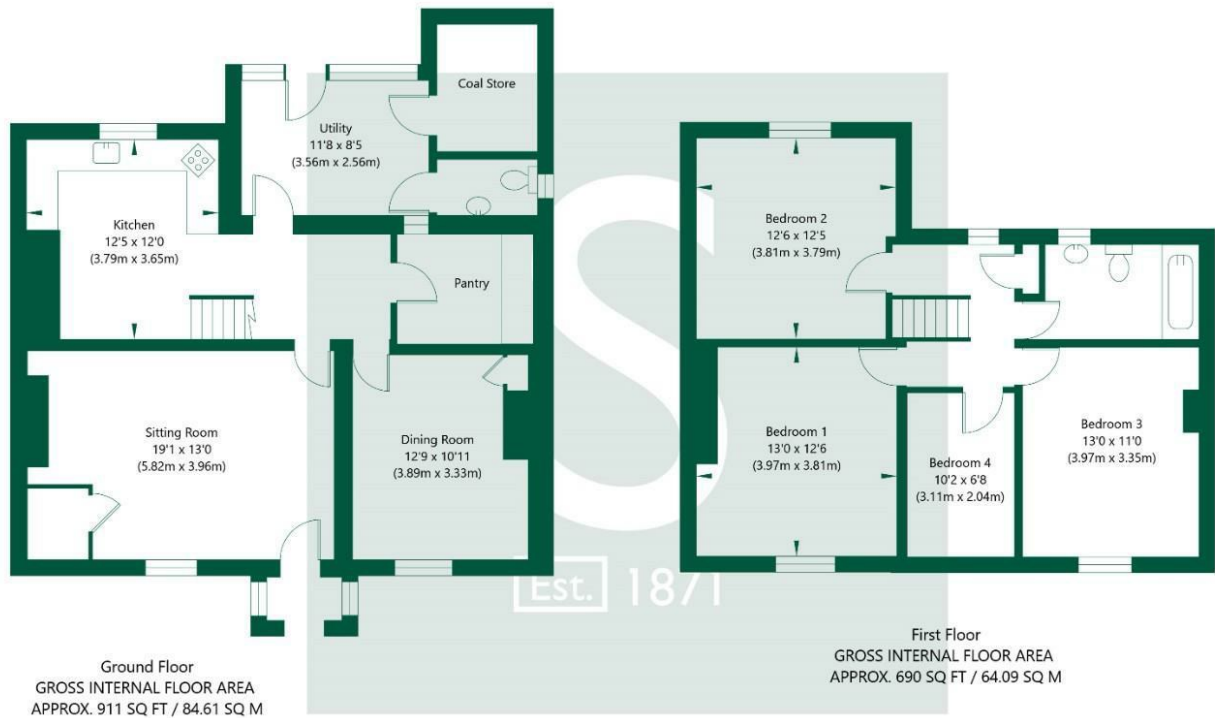
Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: E - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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

# Moor Lane, Arkendale, HG5 0QU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1601 SQ FT / 148.7 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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