



Lapwing Crescent, Knaresborough Asking Price £380,000

****FABULOUS PLOT****

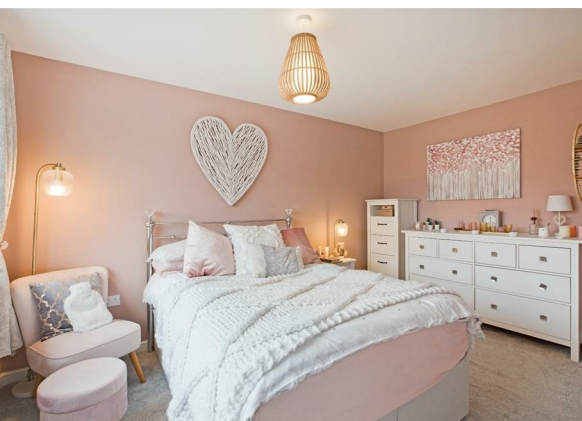
Built in 2022, this modern detached home offers spacious and wonderfully presented living accommodation positioned on a substantial west facing plot and benefits from an integral garage and off-street parking.



Accommodation

The property is entered into the central hallway which provides access to the downstairs living accommodation and benefits from a convenient WC.

Within the property are two spacious reception rooms. Currently, the rooms are used as a sitting room and a dining room with the sitting room being located to the rear of the property and benefiting from French doors leading out to the rear garden. The rooms are versatile and one could easily be used as a home office, play room or even downstairs bedroom demonstrating the flexibility that the property offers.



The fitted kitchen is modern in design with a combination of base and wall storage units providing ample storage space. Laminate preparation surfaces incorporate a 1 1/2 stainless steel sink with drying area and there are a range of integrated Zanussi appliances including electric oven, four ring gas hob, dishwasher, washing machine and fridge/freezer. There is also a useful access door to the side elevation.

A turned staircase from the central hallway leads up to the first floor landing which has a useful storage cupboard and gives access to three well-proportioned bedrooms and the house bathroom.

Bedroom one is a spacious double with a good-sized ensuite which includes shower cubicle, low flush WC, wash hand basin and heated towel rail.



The house bathroom has part-tiled walls and comprises a three-piece suite including bathtub with shower head, low flush WC, wash hand basin with mixer tap and heated towel rail.

To the Outside

The property sits on a fabulous west facing plot and has well-kept front and rear gardens which are predominately laid to lawn.

There is a tarmac driveway which provides parking for two cars and an integral garage with 'up & over' door and power connected.



The rear garden is substantial in size includes a large lawned area with raised timber decking to the rear which is ideal for outdoor entertaining.

The property has been wonderfully maintained throughout and it is therefore, as agents, that we strongly recommend an early internal inspection.

Agent's Notes

Tenure: Residential

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

Broadband Coverage: Up to 900* Mbs download speed

EPC Rating: B

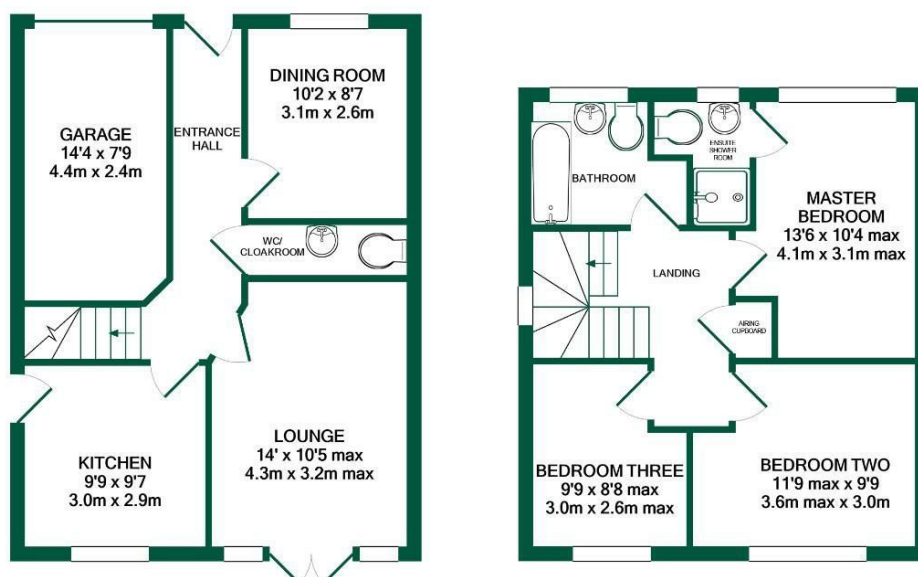
Council Tax: D - North Yorkshire County Council

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



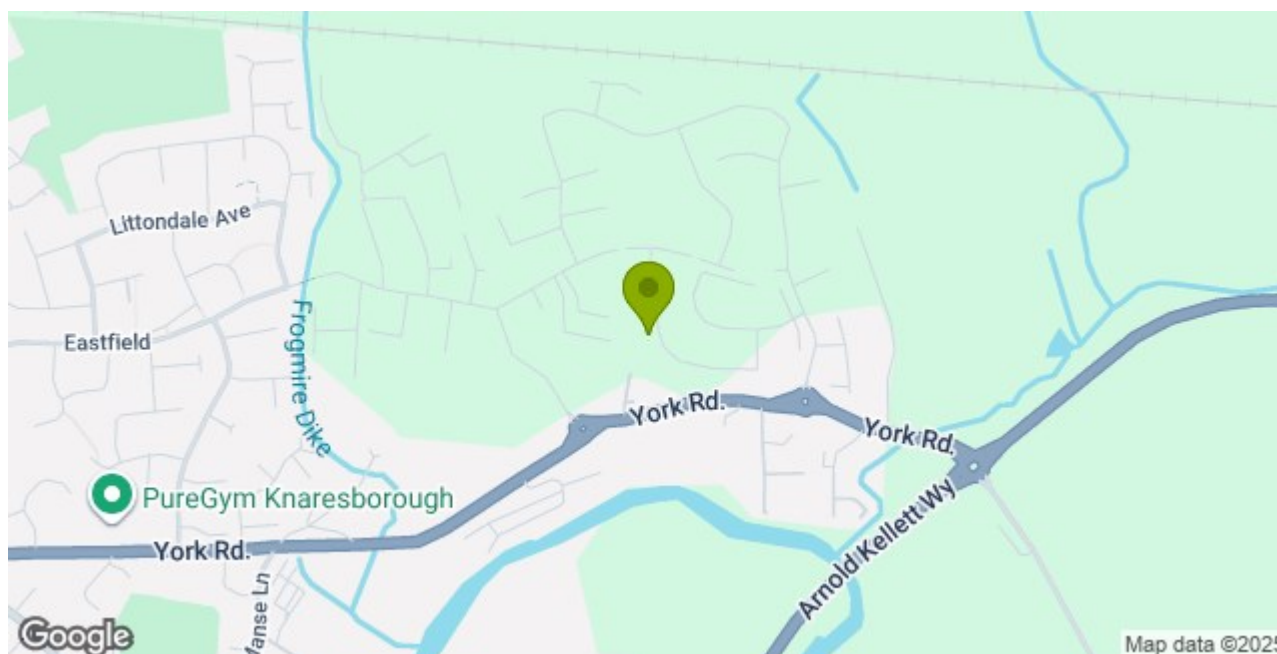
GROUND FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.6 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1014 SQ.FT. (94.2 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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