



Knaresborough Road, Harrogate, North Yorkshire, HG2 7NW

£695,000

A most impressive, stylish and substantial 5 bed, 4 bath period family home.
Large, enclosed gardens and plentiful off-street parking.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this stylish, substantial (approx. 2350sqft) and charming period family home. Occupying a favourable position, set well back from the road, on this desirable, tree-lined section of Knaresborough Road, with deep front grass verges and high front hedging. Features include: generous room sizes, high ceilings, panelled doors, coving, original stained glass, quality fixtures, stylish decoration, feature fireplaces with log burners, gas central heating and extensive double glazing. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the size, location, layout, presentation, character, gardens and value.

PROPERTY SUMMARY

The impressive and spacious accommodation includes a reception hall, lounge, dining room, snug, open-plan kitchen/living space, utility, 5 bedrooms and 4 bathrooms. Externally, there is a mature front garden, wide driveway and very large, enclosed rear lawned gardens.

LOCATION

This established and desirable area boasts a wide array of facilities, including numerous shops, supermarkets and highly regarded schools. There are also exceptional transport links for commuters, with the nearest railway station being just 400 metres away, connecting Harrogate, Knaresborough, York and Leeds. Main road routes in all directions are also convenient to access. Harrogate Hospital is less than 1km away, making this location also ideal for medical staff. For leisure and recreation, there is convenient access into open countryside, onto the famous Stray and into Harrogate's vibrant town centre. The North Yorkshire spa town of Harrogate offers an excellent choice of shops, restaurants, bars and tourist attractions and has often featured as one of the most sought-after places to live in the UK. Popular with residents and tourists Harrogate is an ideal base for those keen to explore the Yorkshire Dales and surrounding countryside.

DIRECTIONS

Sat Nav location: HG2 7NW.

GROUND FLOOR

A most impressive reception hall with wide staircase and panelled walls. A useful entrance vestibule and separate cloakroom/WC both retain ornate stained glass detailing to the panelled doors.

Lounge 19' 9" x 13' 10" (6.02m x 4.21m) into bay.
Large main reception room with feature fireplace, log burner and bay window with double glazed sash style windows.

Dining Room 13' 3" x 12' 7" (4.04m x 3.83m)
Ideal for formal dining, with a feature fireplace and inner French doors to a very useful garden/sun room.

Garden / Sun Room 12' 9" x 5' 6" (3.88m x 1.68m)
A useful and versatile space, with windows and door onto the front gardens.

Snug 11' 3" x 10' 11" (3.43m x 3.32m)
A cosy central room with log burner.

Kitchen / Living Room 17' 8" x 16' 5" (5.38m x 5.00m) max overall.
A wonderfully bright and spacious room, with hand painted kitchen with central island and Corian work surfaces. An additional area lends itself to further seating or dining space, with windows and folding doors onto the garden.



Utility 8' 6" x 5' 5" (2.59m x 1.65m)

A useful separate utility/boot room with matching fitted units, Corian surface, sink and boiler cupboard. Space for a washing machine and wine fridge/appliances. Rear door.

FIRST FLOOR

A superbly sized central, split-level landing with large, side, stained glass windows. Further return staircase to the second floor.

Bedroom One + En-Suite 16' 9" x 13' 11" (5.10m x 4.24m) max overall.

Large double bedroom with twin sets of large fitted wardrobes and integral TV. Door to the stylish en-suite shower room.

Bedroom Two 13' 3" x 12' 8" (4.04m x 3.86m) max.

Double bedroom with feature fireplace and a very useful enclosed/double glazed further room, which would make an ideal study, playroom or snug. Door to:

Jack & Jill En-Suite

This compact and modern shower room neatly serves bed 2 and 3, with doors to both.

Bedroom Three 11' 4" x 11' 0" (3.45m x 3.35m) max.

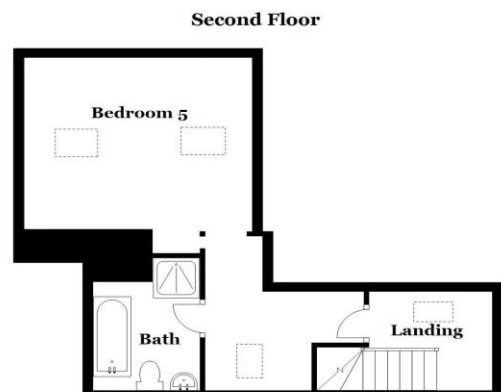
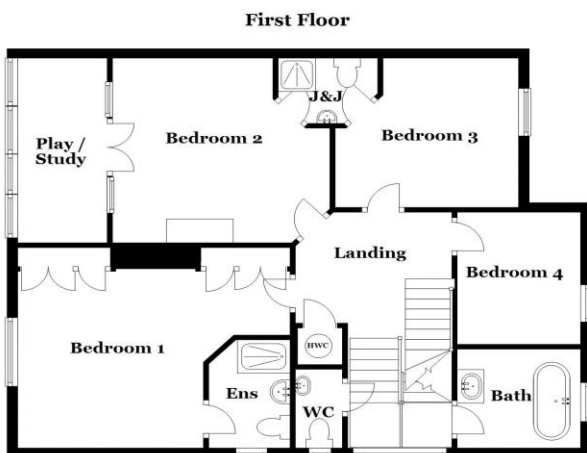
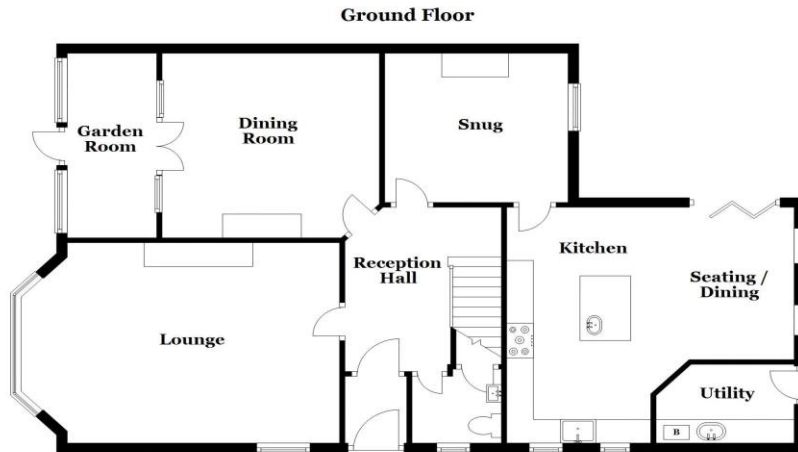
Double bedroom.

Bedroom Four 8' 8" x 7' 3" (2.64m x 2.21m)

Good sized single bedroom, also ideal as a home office.

Bathroom & Separate Toilet

Both accessed from the half landing and featuring a stylish free-standing bath suite and quality fixtures.





SECOND FLOOR

A very useful and versatile converted loft space, providing an excellent bedroom suite, with scope for a range of uses (e.g. Semi self-contained teenage suite, master or guest suite or further living space).

Bedroom Five 14' 9" x 11' 11" (4.49m x 3.63m) max floor area.

Large double bedroom with eaves access.

Bathroom 9' 2" x 6' 7" (2.79m x 2.01m)

Contemporary bath suite plus separate shower cubicle.

OUTSIDE

To the front is an established and generously sized lawned garden, with additional access from the front garden/sun room. A large side driveway provides plentiful parking, with ample dimensions for a campervan or motor home. Secure gated access onto: The rear gardens, which are a particularly generous size, offer a large and level lawn, planted borders, space for a shed/summerhouse and a large paved seating area with brick pizza oven. The gardens are ideal for families, entertaining and pets, and enjoy an open and relatively private setting. The gardens receive a good amount of direct sunlight throughout the day, and would also be ideal for a future installation of a garden room/home office in the NW corner.

Tenure: Freehold.

Council Tax Band: F.

These details were prepared / amended on: 28/09/2023

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PROPERTY TO SELL?

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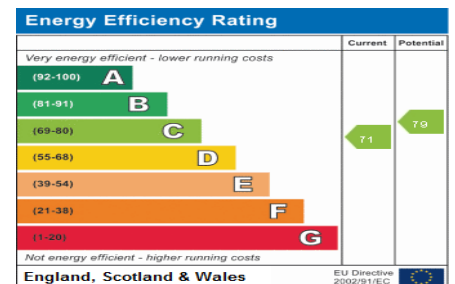
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