



**29 APPLEBY CRESCENT  
KNARESBOROUGH**

**£570,000  
CHAIN FREE**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A fantastic opportunity to purchase this detached, family property, located on a larger than average corner plot, in an most enviable location between Harrogate and Knaresborough.

The property has a meticulously maintained south facing garden with a useful large hard standing area patios, double garage and ample parking.

The property requires an internal inspection to appreciate the spacious, well-planned and beautifully presented accommodation which has the benefit of double glazing, central heating and alarm system.

The accommodation comprises: Entrance hall, cloakroom with wc, study, breakfast kitchen, dining room, sitting room with patio doors to the rear, and conservatory with doors leading to the garden.

To the first floor is a master suite with a range of fitted wardrobes and en-suite bathroom with spa bath and separate shower cubicle. The guest bedroom also has an en-suite shower room and there are two further bedrooms and a house bathroom.

**4 BEDROOMS**

**3 RECEPTION ROOMS**

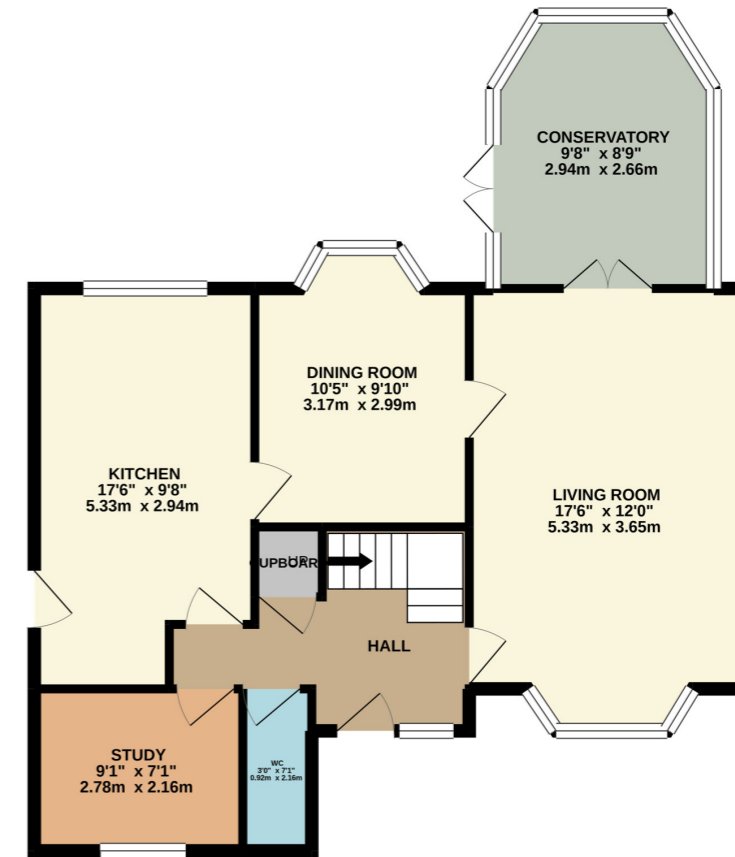
**3 BATHROOMS**

**COUNCIL TAX: F**

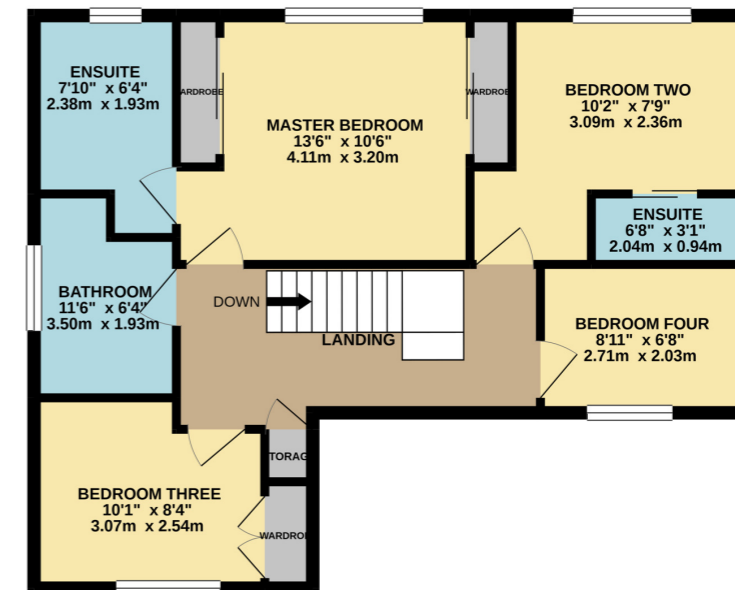
**ENERGY RATING: C**

**TENURE: FREEHOLD**

GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## DIRECTIONS - HG5 9LS

From Harrogate take the A59 to Knaresborough. Go past Mother Shiptons Cave and as the road becomes Bond End, at the roundabout take the first exit onto the B6165 (High Bond End). Continue as the road becomes Ripley Road, turn left onto Appleby Avenue and left again onto Appleby Crescent.



## APPROXIMATE DISTANCES

Knaresborough Town Centre	1.4 miles
Railway Station	1.5 miles
Bus Route	500 metres
Airport	17 miles

## INSIDE

### GROUND FLOOR

Hall	
Living Room	17'6" x 12'
Dining Room	10'5" x 9'10"
Kitchen	17'6" x 9'8"
Study	9'1" x 7'1"
Conservatory	9'8" x 8'9"
WC	





## OUTSIDE

To the front of the property is a well maintained lawn, with shrubbery borders and pathway leading to the front door.

A good-sized driveway leads to the **detached double garage**. Double timber gates open onto a further driveway area to the rear of the property giving additional secure parking and also access via a side personnel door into the garage.

To the rear of the property there is a patio area, lawn and raised well-stocked borders, all enclosed by timber boundary fencing.

There is a newly constructed **Summerhouse** which would be ideal for storage or a workshop.



## FIRST FLOOR

Landing	
Master Bedroom	13'6" x 10'6"
Ensuite	7'10" x 6'4"
Bedroom Two	10'2" x 7'9"
Ensuite	
Bedroom Three	10'1" x 8'4"
Bedroom Four	8'11" x 6'8"
Bathroom	11'6" x 6'4"