KNARESBOROUGH ROAD

£495,000

ANDREW HILL

Knaresborough Road

Hawthorn Cottage Knaresborough Road, North Deighton, West Yorkshire, LS22 4EL

An individually built, extended and greatly improved detached residence with upstairs accommodation, revealing a smartly presented interior occupying an established position within this attractive and unspoilt village.

The property has been significantly enlarged from its original design and now provides extremely versatile and spacious accommodation arranged over two floors, well presented throughout and warranting an internal viewing to be appreciated.
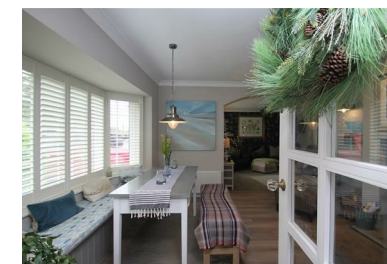
Ground floor entrance hall, sitting room, adjoining dining/family room, garden room with French doors to the garden, modern fitted kitchen, bedroom with en suite shower room, further double bedroom and house bathroom.

A particular feature is the open plan first floor which incorporates a superb master bedroom with shower room and dressing area.

Enclosed front garden being exceptionally well stocked. Drive for parking and a detached garage. To the rear is an easily managed garden with patio, gravelled sitting areas and a mature border which backs onto a paddock.

Hawthorn Cottage is set back behind a private front garden within this charming village which boats a thriving community with it's own parish council, playground, bus shelter and a beautiful village green. North Deighton is superbly paced for nearby Wetherby and neighboring towns of Harrogate & Knaresborough are only a short drive away.
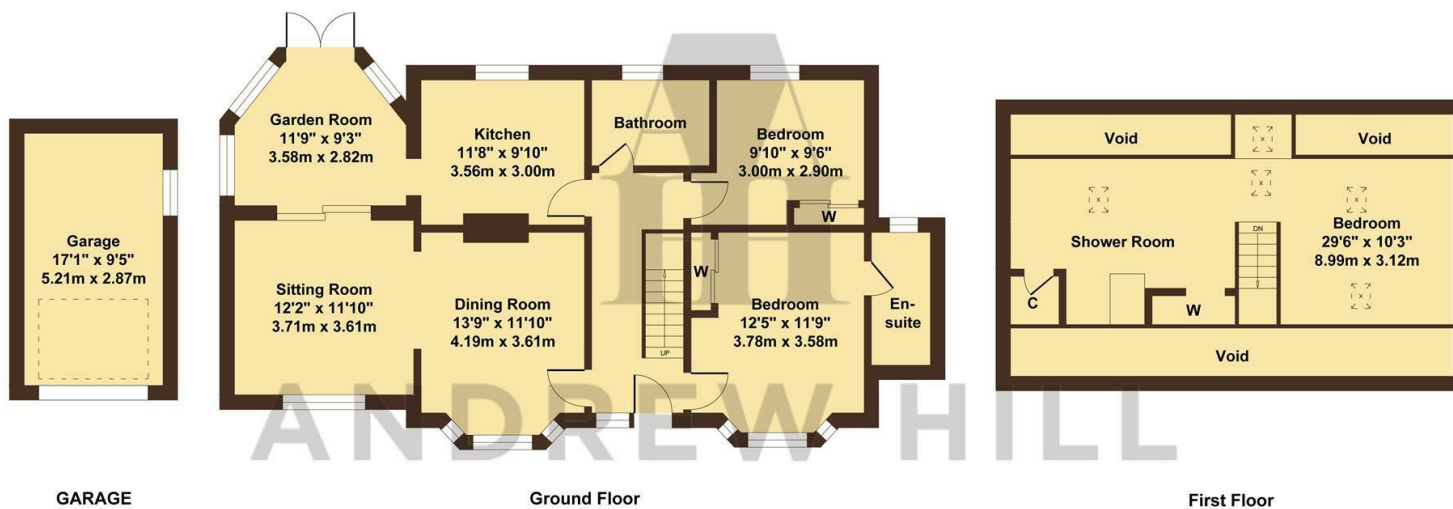
- Detached with Two floors
- Modern Fitted Kitchen
- Picturesque Neighbouring Countryside
- Viewing Essential

- 3 Bedrooms & 3 Bathrooms
- Smartly Presented Throughout
- Charming Village

- 3 Reception Rooms
- Deceptively Spacious Accommodation
- So Conveniently Located

Garage
17'1" x 9'5"
5.21m x 2.87m

Garden Room
11'9" x 9'3"
3.58m x 2.82m

Kitchen
11'8" x 9'10"
3.56m x 3.00m

Bathroom

Bedroom
9'10" x 9'6"
3.00m x 2.90m

W

Sitting Room
12'2" x 11'10"
3.71m x 3.61m

Dining Room
13'9" x 11'10"
4.19m x 3.61m

W

UP

Bedroom
12'5" x 11'9"
3.78m x 3.58m

En-suite

GARAGE

Ground Floor

Void

Void

Shower Room

DN

Bedroom
29'6" x 10'3"
8.99m x 3.12m

C

W

Void

First Floor

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