



## 22 Park Gate, Knaresborough

£575,000 Guide Price



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A beautifully presented and extended four-bedroom detached home, occupying a prime position in this sought-after residential district of Knaresborough, just moments from the beautiful Jacob Smith Park. The stylish and versatile accommodation comprises a welcoming entrance hall sets the tone for the rest of the home, with a light and airy feel and quality finishes evident from the outset. To the front, a versatile sitting room provides an ideal snug, playroom or home office.

Externally, the property continues to impress with beautifully landscaped gardens designed for both relaxation and entertaining. The rear garden features a generous paved terrace, ideal for outdoor dining, along with a covered seating area adjoining a contemporary garden outbuilding—perfect for use as a home office, gym or additional entertaining space.

A well-maintained lawn is bordered by attractive planting and secure fencing, offering a good degree of privacy, while the overall layout ensures a seamless flow from the internal living space.

To the front, a smart block-paved driveway provides ample off-street parking and leads to an integral garage. The attractive modern façade enhances the home's kerb appeal and creates a strong first impression.

The property forms part of the popular Scriven district of Knaresborough and is within easy walking distance of Knaresborough town centre, where there is an excellent range of amenities on offer, including bars, restaurants and shops, as well as a railway station with transport links to Harrogate, Leeds, York and London.

**Summary**A superb opportunity to acquire a stylish and spacious family home in a highly desirable setting, offering flexible accommodation, high-quality finishes and excellent outdoor space.

Council Tax band: D

Tenure: Freehold EPC Energy Efficiency Rating: D

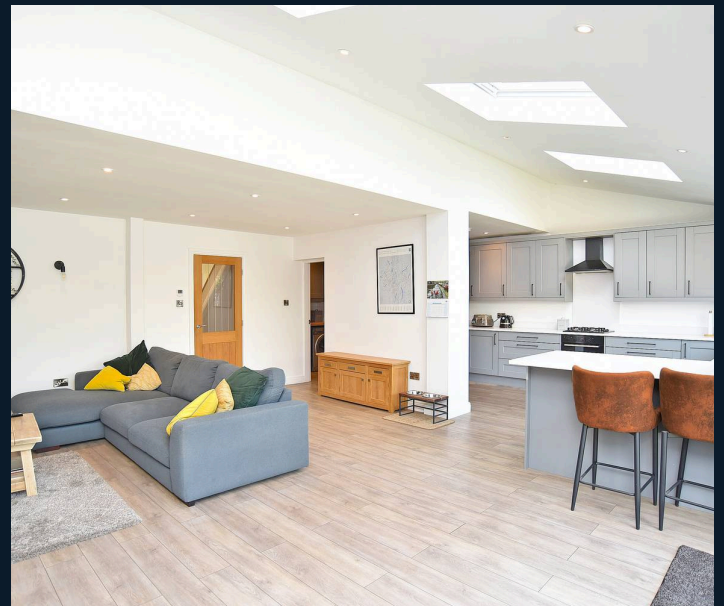


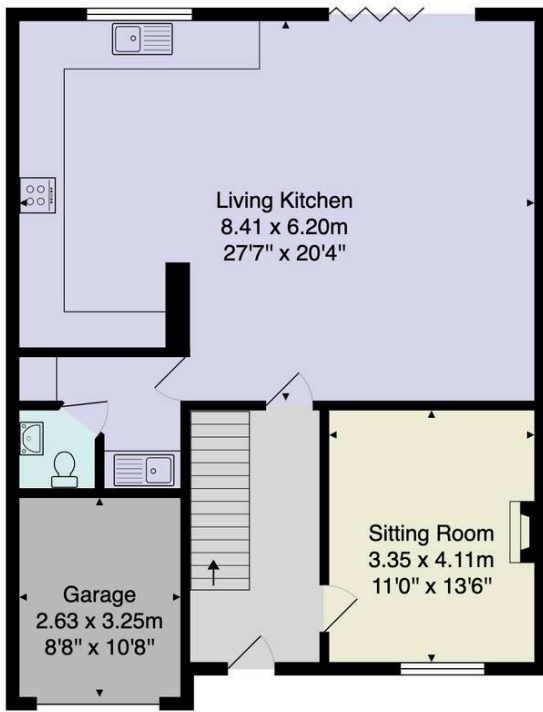
To the rear, the heart of the home is a stunning open-plan living kitchen, designed with both everyday living and entertaining in mind. This impressive space features a stylish fitted kitchen with ample storage and worktop space, flowing seamlessly into a generous dining and family area. Large glazed doors open directly onto the garden, creating a wonderful connection between inside and out.

A separate utility room provides additional storage and space for appliances, with the added convenience of a ground floor WC.

To the first floor are four well-proportioned bedrooms, all presented in excellent decorative order. The principal bedroom is a particularly attractive space, benefitting from its own dressing area and a contemporary ensuite shower room.

The remaining bedrooms are served by a modern house bathroom, fitted with a clean, stylish suite.





Ground Floor



First Floor

Total Area: 151.7 m<sup>2</sup> ... 1633 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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