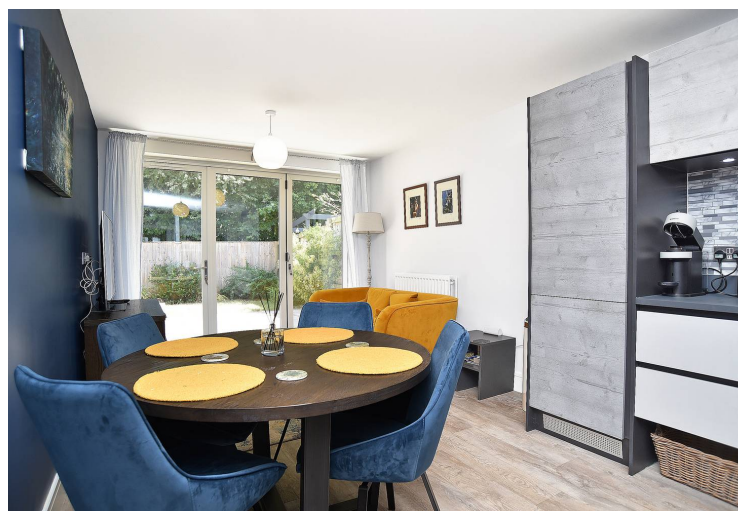
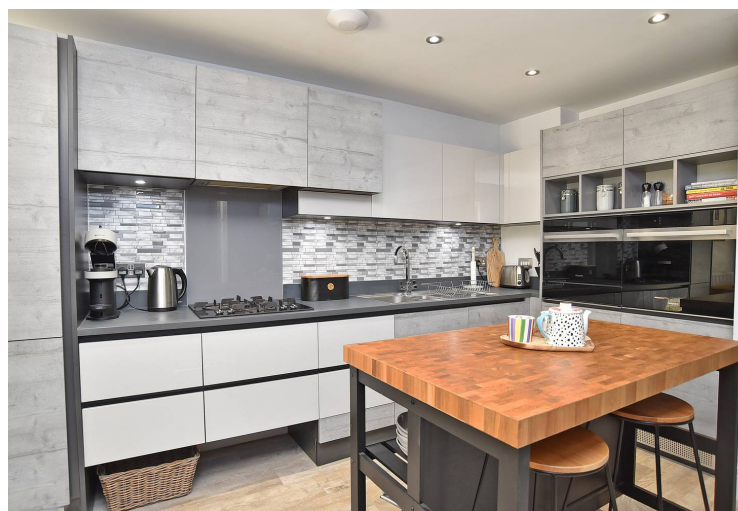




12 Garten Close, Knaresborough
£445,000 Freehold



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A superb four-bedroom detached home enjoying an attractive position within this select Avant Homes development on the edge of Knaresborough. Beautifully presented throughout, the property offers stylish, contemporary accommodation complemented by a good-sized garden, driveway parking and a garage with integrated EV charging point. The development is ideally placed for access to the surrounding countryside while Knaresborough town centre, with its excellent shops, restaurants, schools and transport links, is also within easy reach. The property also benefits from the remaining term of the original 10-year new-build warranty.

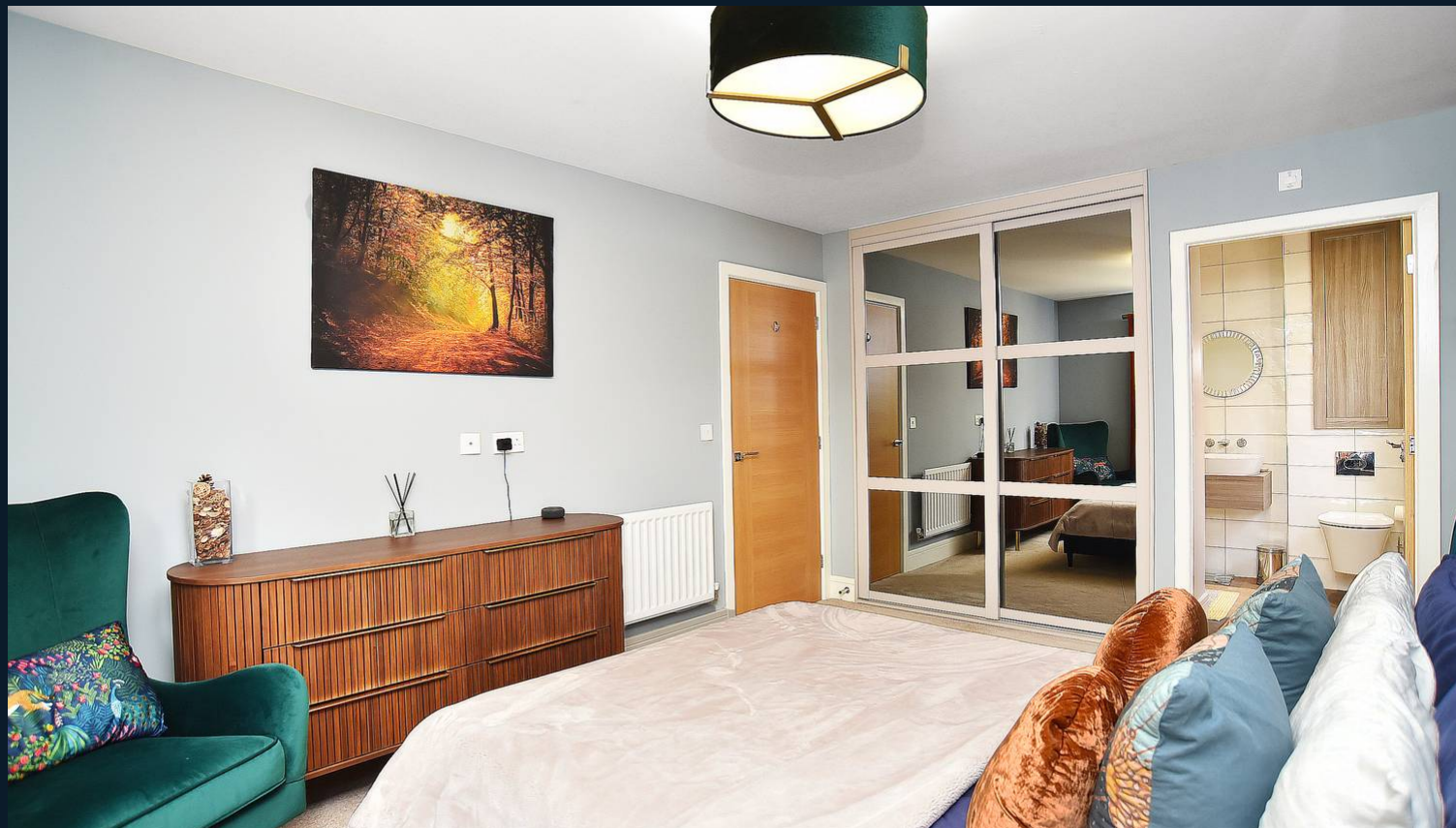
Outside, the property enjoys a good-sized enclosed rear garden with a paved seating area adjoining the house and a lawn with established planting. A mature tree line beyond the rear boundary creates an attractive leafy backdrop and provides an excellent degree of privacy with the garden not directly overlooked from behind. To the front, a driveway provides off-street parking and leads to the garage, which benefits from internal access and an integrated EV charging point.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

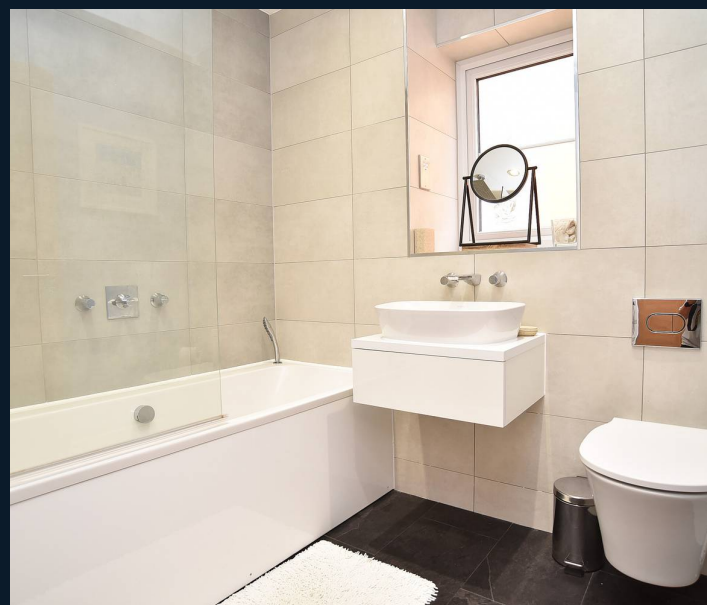
EPC Environmental Impact Rating: B

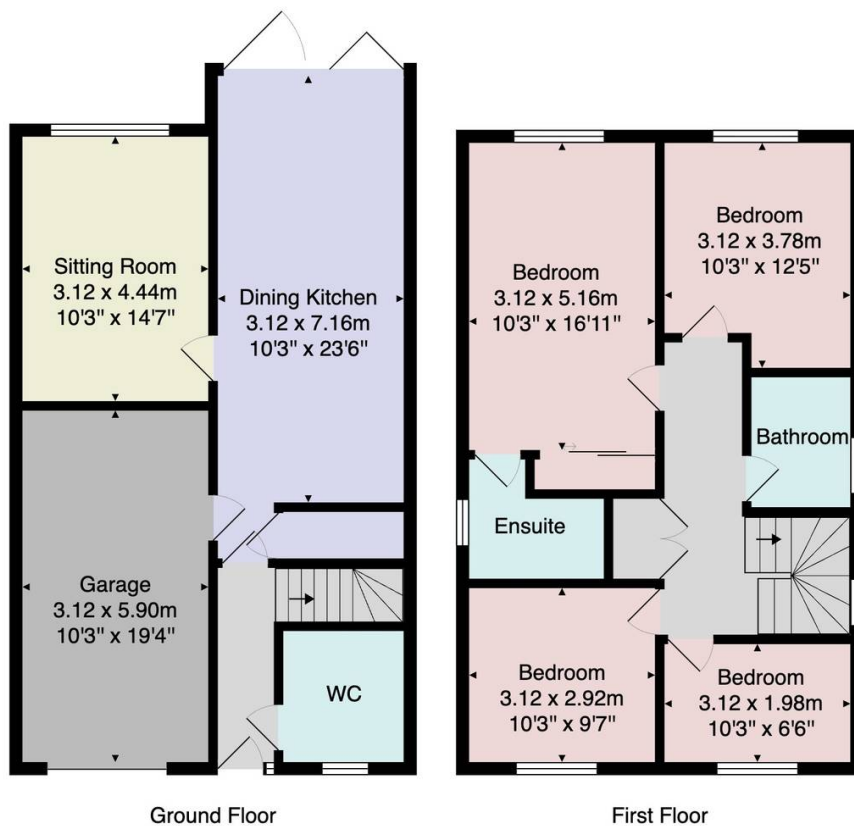


The accommodation is finished to a high standard throughout and provides an excellent balance of contemporary open-plan living alongside a separate sitting room. An entrance hall includes a generous ground-floor WC, staircase to the first floor and internal access to the garage. The separate sitting room provides an attractive reception space, while to the rear is a superb open-plan living and dining kitchen, creating a particularly sociable area with direct access onto the garden.

The kitchen is fitted with an extensive range of contemporary units incorporating integrated appliances and generous work surfaces, together with a freestanding island providing additional preparation space, storage and informal seating. There is ample room for both dining and relaxed seating, while wide bi-fold doors open directly onto the paved terrace and garden, creating a lovely connection between the indoor and outdoor spaces.

To the first floor, a light and spacious landing leads to four good-sized bedrooms. The principal bedroom is particularly generous and benefits from fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms offer excellent flexibility for family, guests or home working and are served by a contemporary house bathroom. Further useful storage is provided within the loft, which has been professionally enhanced with boarding, extensive shelving and a fitted loft ladder providing convenient access.





Total Area: 136.9 m² ... 1474 ft²

All measurements are approximate and for display purposes only.

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