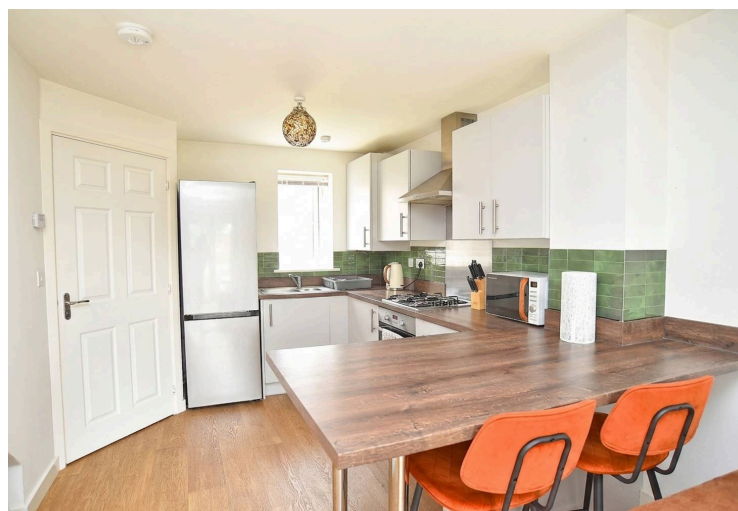


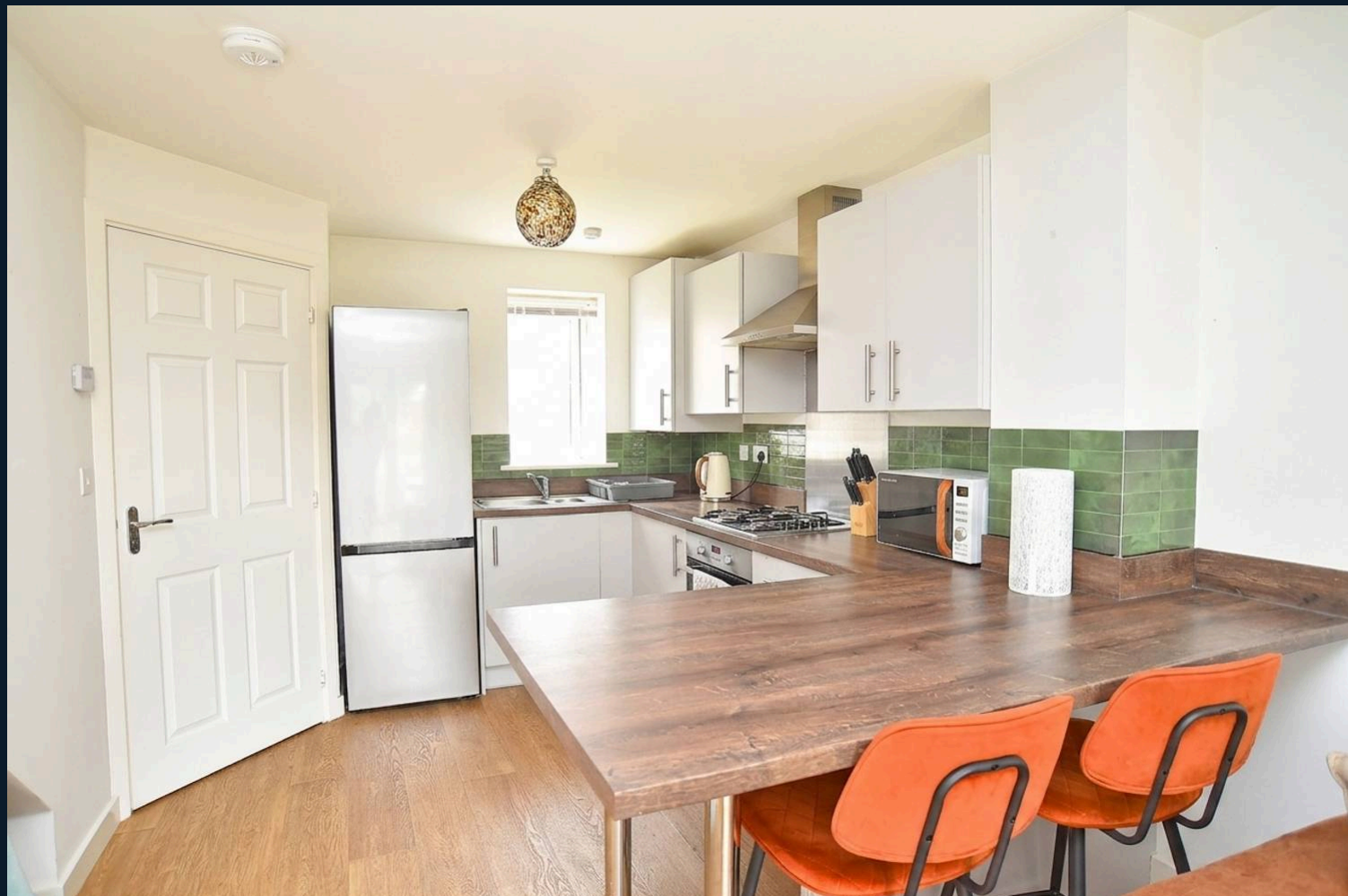


5 Pippin Close, Knaresborough

£240,000



**YOUR AWARD
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An attractive three bedroom semi-detached home, occupying a pleasant cul-de-sac position within this popular modern development on the edge of Knaresborough. The property offers stylish and well-appointed accommodation arranged over three floors, together with private gardens, off-road parking and the benefit of the remainder of an NHBC warranty.

The property enjoys a pleasant open aspect to the rear and is ideally situated for access to Knaresborough's excellent range of amenities, schools, railway station and transport links. Harrogate is readily accessible, whilst the nearby southern bypass and A1(M) provide excellent connections to the commercial centres of North and West Yorkshire.

EPC: B. Council Tax: C. Freehold



GROUND FLOOR

A reception hall welcomes you into the property.

A particular feature is the attractive open plan living space, creating an ideal environment for modern family living and entertaining.

The kitchen comprises a stylish range of wall and base units with work surfaces, breakfast bar, four-ring gas hob with extractor above, integrated oven and space for additional appliances.

The room opens through to the sitting area, where French doors lead directly onto the rear garden and enjoy an attractive open outlook.

There is also a useful downstairs WC.

FIRST FLOOR

On the first floor there are two bedrooms together with the house bathroom.

The bathroom is fitted with a modern white suite comprising WC, washbasin and bath with shower attachment above.

SECOND FLOOR

The principal bedroom occupies the entire top floor and is a particularly spacious room with Velux windows to both the front and rear elevations, flooding the room with natural light.

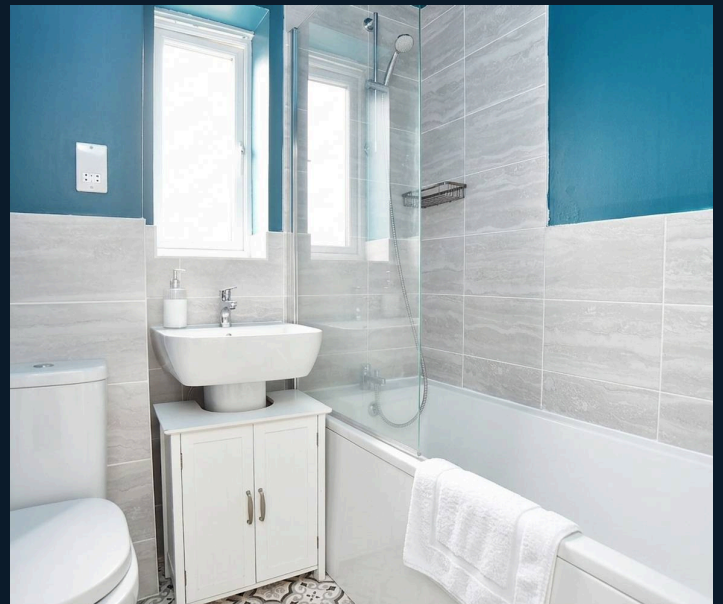
There is also a useful storage cupboard on the landing.

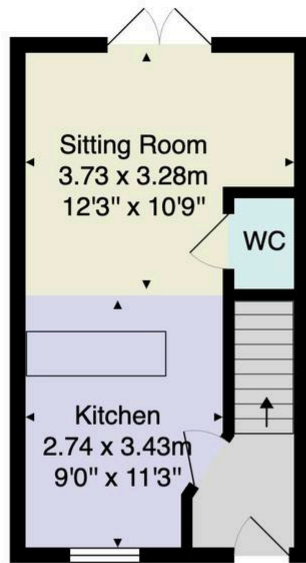
OUTSIDE

To the front of the property there is a low-maintenance gravelled garden with planted shrubs.

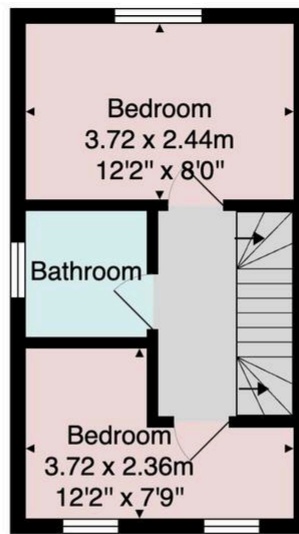
To the side and rear are two off-road parking spaces.

A particular feature is the enclosed rear garden, which enjoys a

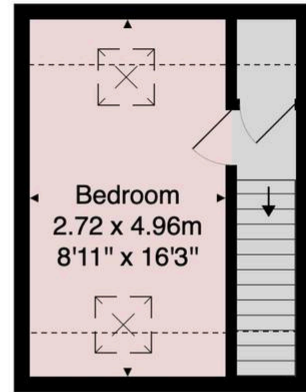




Ground Floor



First Floor



Second Floor

Total Area: 69.5 m² ... 748 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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