



Arkendale Road, Staveley, Knaresborough

£659,950

**Stephensons**  
estate agents & chartered surveyors

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Arkendale Road,  
Knaresborough HG5  
9JU

Est. 1871

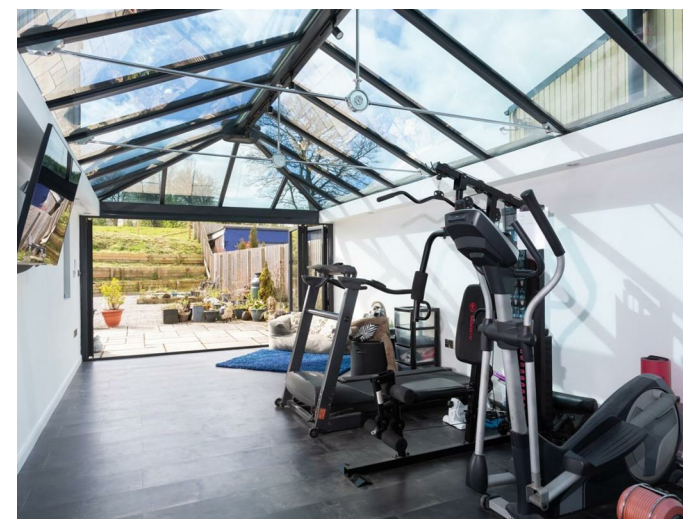
£659,950

An exceptional rural eco home, finished to a high specification, with solar panels, air source heating, and underfloor heating throughout, collectively achieving an EPC rating of A (97). The property offers generous living space, which includes four bedrooms, a stunning conservatory, far-reaching countryside views, and an impressive garage/workshop with approx. 770 sq ft of space, and is being offered for sale with no onward chain.

Set within a small development of three individually designed properties, this unique home benefits from a high energy performance rating. Our client reports that the ongoing energy bills for the property are low cost when compared to other comparable properties. The key contributor for such an efficient home is the air source heat pump, which has been thoughtfully paired with the use of solar panels.

Upon entering the property, you are welcomed into a spacious entrance hall, conveniently equipped with a downstairs wet room and a staircase rising to the first floor.

The entrance hall leads through to the well-appointed kitchen/dining room, fitted with a comprehensive range of matching high and low-level units complimented by worktops incorporating an inset sink. Cooking facilities include a four-ring electric hob alongside a range of integrated appliances, comprising a fridge/freezer, dishwasher, and oven with grill. The kitchen/dining also comfortably accommodates a dining table and whilst still allowing ample space for further freestanding furniture.



Tenure: Freehold  
Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
Broadband Coverage: Up to 76\* Mbps download speed  
Council Tax: D - North Yorkshire Council  
EPC: A (97)  
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



Accessed directly from the kitchen is the generous sitting room, which benefits from bi-fold doors to either side seamlessly connecting the interior with the outdoors, and a separate utility room providing freestanding space for both a washing machine and tumble dryer.

Leading from the utility room is the truly impressive conservatory, extending to approximately 8.6m x 3.8m, flooded with natural light, this versatile space also benefits from bi-fold doors opening onto the extended patio.

To the first floor, also featuring underfloor heating throughout, the property offers four bedrooms, bedrooms one and two are particularly notable, each featuring bi-fold balcony doors which frame far-reaching views over the property's outdoor space and the surrounding rural landscape, either of these rooms could also be set up as a living room for those wanting to enjoy the view all through the day. Bedroom three benefits from a useful over-stairs storage cupboard and the fourth is a single bedroom, which is equally suited for use as a home office.

The family bathroom completes the upper floor accommodation, fitted with a full-height tiled surround, a bath with shower over, a low-flush WC, a pedestal wash hand basin, and a wall-mounted heated towel rail.

Externally, the property is accessed via a gated entrance off a quiet lane, with a generous gravel driveway bordered by a lawned banking. To the rear, an L-shaped patio provides excellent outdoor entertaining space, while a concealed garage/workshop of approximately 770 sq ft, complete with a small bathroom, offers exceptional additional storage or workspace potential.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

## Partners:

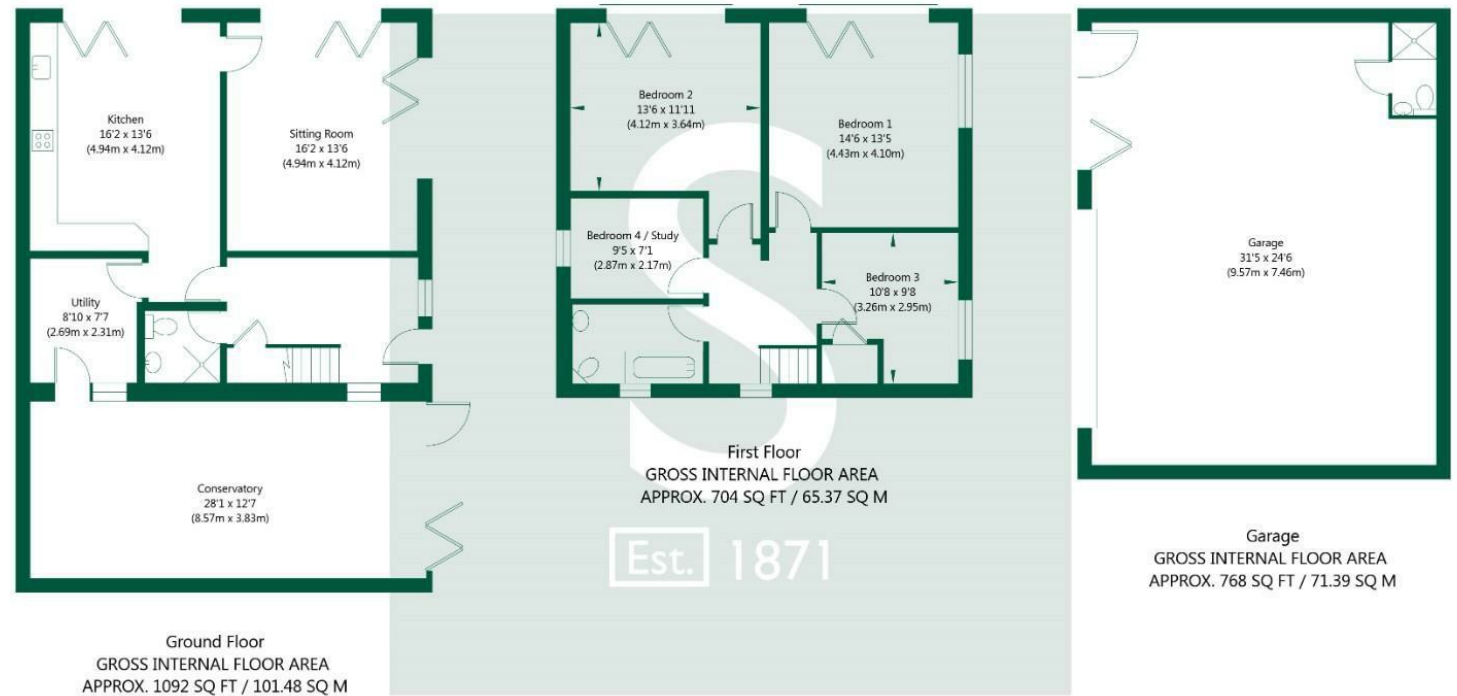
J F Stephenson MA (Cantab) FRICS FAAV  
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 O J Newby FNAEA  
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA  
 1796 SQ FT / 166.85 SQ M - (Excluding Garage)  
 2564 SQ FT / 238.24 SQ M - (Including Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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