



7 Appleby Way, Knaresborough

£595,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious and well-presented four-bedroom detached family home occupying a delightful position on the edge of Nidd Gorge and benefiting from an attractive garden, driveway parking and a detached double garage.

The property offers generous and flexible accommodation throughout, with a range of reception spaces ideally suited to modern family living, all set within this attractive and convenient location close to Knaresborough town centre and surrounded by beautiful open countryside.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

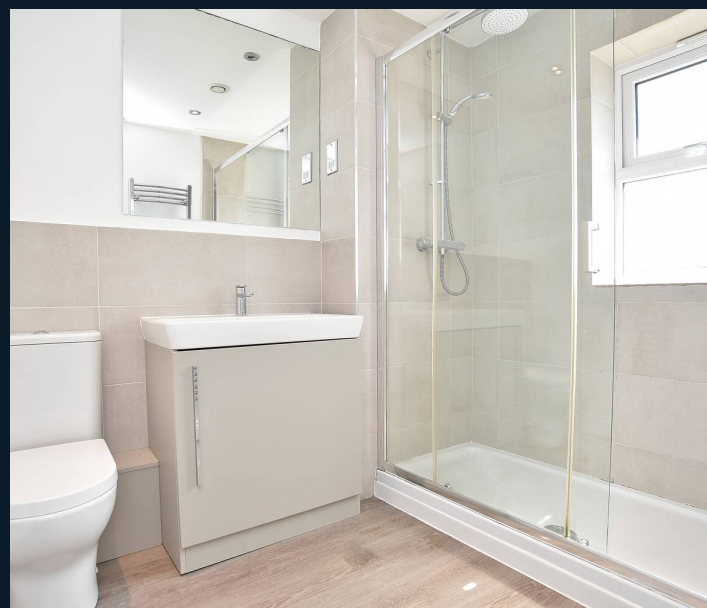
On the ground floor there is a large reception room with bay window to the front and a fireplace with living-flame gas fire, creating an impressive principal living space. There is a well-equipped dining kitchen fitted with a range of units including a gas hob, integrated double oven, dishwasher and space for a fridge / freezer spacious dining area with bay window. A utility room provides additional worktop space, sink and plumbing for a washing machine and tumble dryer, and there is also a downstairs WC. A further reception room offers flexibility for use as a snug or home office. The conservatory provides an additional sitting area with windows and glazed doors overlooking and opening onto the garden.

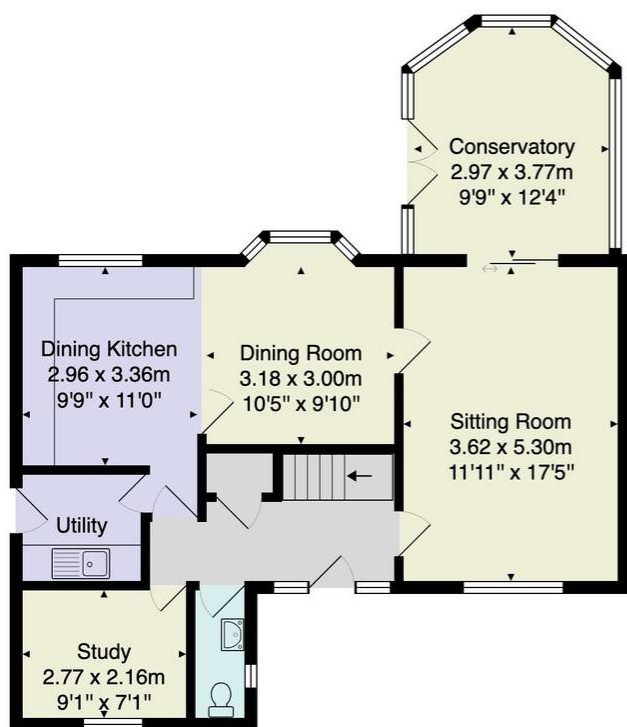
FIRST FLOOR

On the first floor there are four good-sized bedrooms, including the principal bedroom which benefits from fitted wardrobes and a modern en-suite shower room. The remaining accommodation is served by a modern house bathroom fitted with WC, washbasin, bath and separate shower. Spacious landing with fitted cupboard and access to the loft.

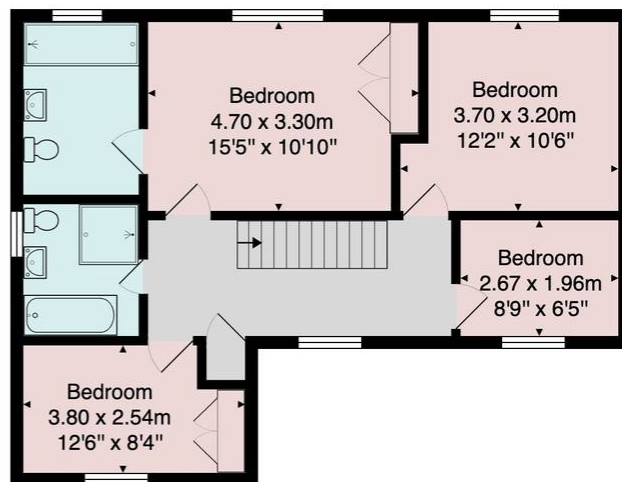
OUTSIDE

A driveway provides ample parking and leads to a detached double garage. To the rear there is an attractive garden with lawn and patio, enjoying a private aspect backing onto woodland and the beautiful Nidd Gorge.





Ground Floor



First Floor

Total Area: 138.0 m² ... 1485 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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