Davis Lund

Knayton
Thirsk
North Yorkshire
YO7 4AS

Guide Price £500,000

Accommodation

A beautifully presented four bedroom detached house, situated in the charming village of Knayton and enjoying lovely open views to the rear. Occupying a sizeable plot, the property is slightly elevated and set back from the road, also enjoying delightful front and rear gardens. Offering approximately 1600 square feet of versatile living space, including four good size reception rooms, the property is sure to appeal to a variety of purchasers, not least growing families.

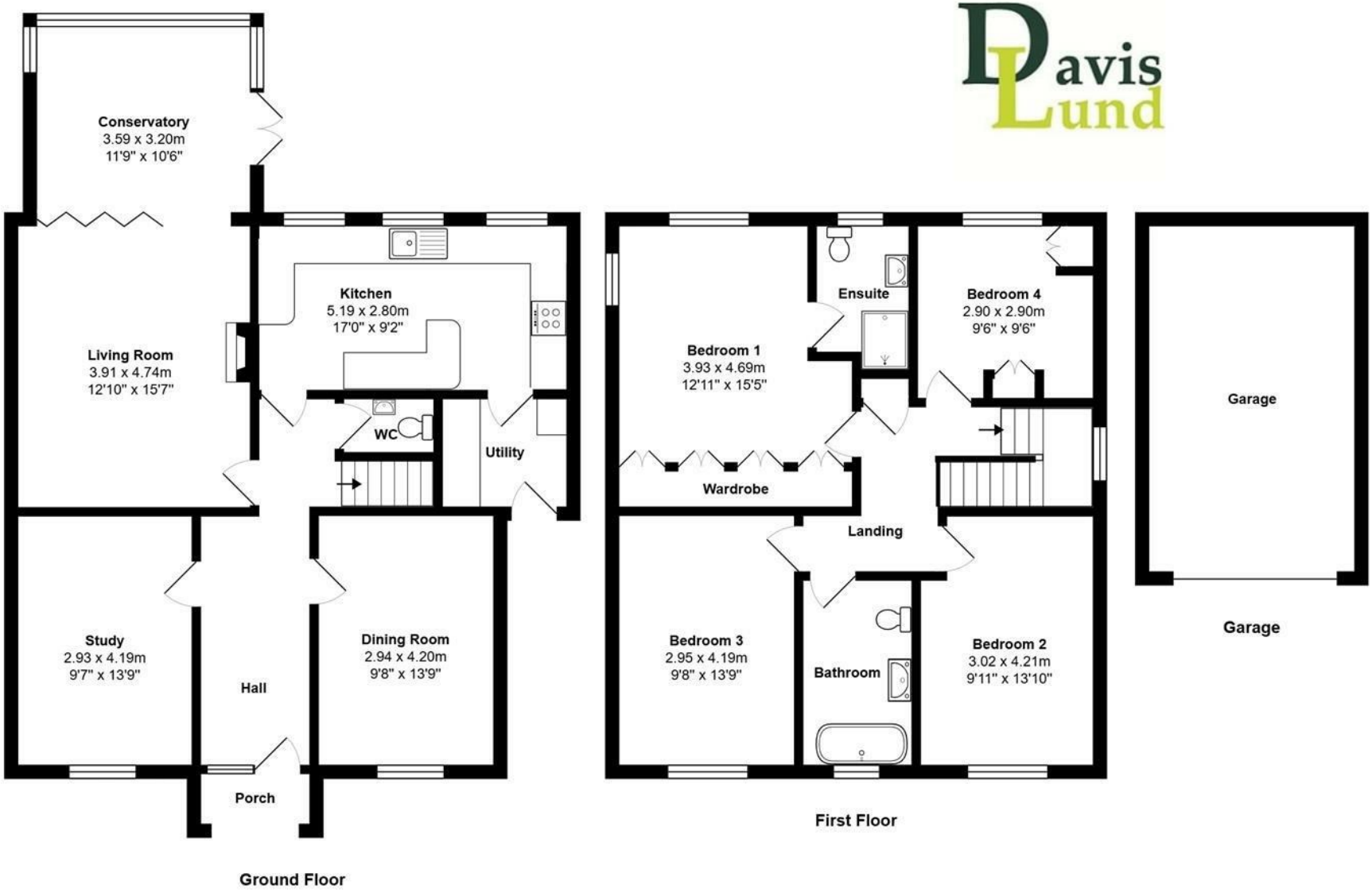
Knayton is a sought-after village located a short drive from the A19, A1M, Northallerton and Thirsk, making the property ideal for commuters. There is public transport nearby with both Northallerton and Thirsk having mainline train stations and regular buses. Knayton itself has a strong community spirit, with a pub and village hall, which hosts regular social and family events. Countryside walks are available on the doorstep, perfect for dog owners.

Upon entering the property through the main entrance door, there is a porch which leads to the spacious entrance hall, with stairs rising to the first floor and a WC. The living room is spacious and airy, with a cosy fireplace and log burning stove. Bi-fold doors open into the fantastic sunroom, a great dining/living space, enjoying a lovely outlook, with rear garden access. The kitchen is stylishly fitted with a range of modern units and integrated appliances, including a ceramic hob, extractor fan and wine fridge, along with three windows flooding the room with natural light. A breakfast bar is also incorporated, fantastic for informal dining. From the kitchen, a utility/cloakroom adds to the convenience, with a door giving access to the driveway. The ground floor offers two further versatile reception rooms, currently used as an office and a playroom, which could also serve as a formal dining room, hobby room or further bedrooms. Upstairs, there is a generous landing with loft access hatch, storage cupboard and a window giving an airy feel. The main bedroom is a great size, with stylish fitted wardrobes and an ensuite shower room, which is complete with a white suite, including a large walk-in shower. There are two further double bedrooms and a spacious single bedroom with fitted storage. The part-tiled family bathroom completes the layout, stylishly fitted with a white suite, including a deep-fill bath with handheld shower, vanity basin and heated towel rail. The house is double glazed throughout and offers oil central heating.

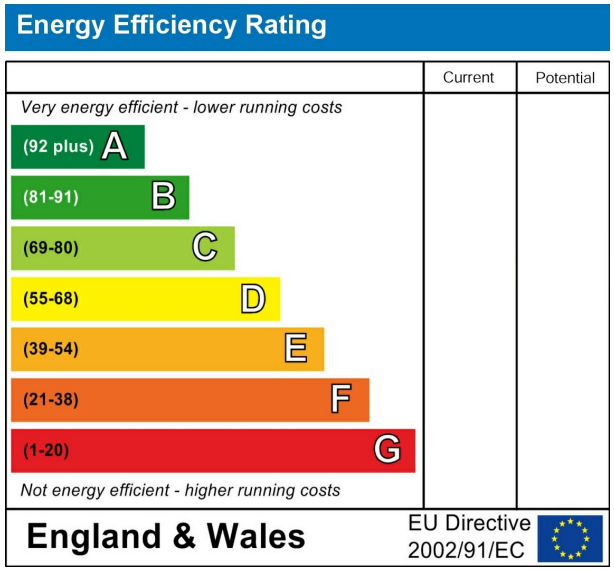
Externally, the property benefits from a single garage with up and over door and a tarmac driveway providing parking for multiple vehicles, along with an EV charging point. The front garden is mostly laid to lawn, with stocked flowerbeds and a paved pathway leading to the main entrance door. To the rear, the garden is fully enclosed with fenced borders offering a great degree of privacy. Mostly laid to lawn, there is also a gravelled seating area providing a great space for outdoor living and entertaining whilst a timber built wendy house and mature trees both add to the charm.

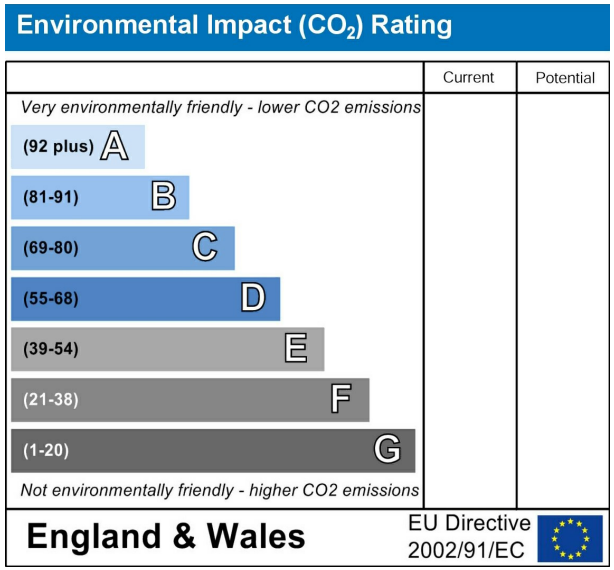
Properties of this size and finish are rare to market at this price point, especially in such a scenic location, so an early viewing is advised on this smartly presented family home.

Floorplan


Davis Lund
Conservatory
3.59 x 3.20m
11'9" x 10'6"
Living Room
3.91 x 4.74m
12'10" x 15'7"
Kitchen
5.19 x 2.80m
17'0" x 9'2"
WC
Utility
Study
2.93 x 4.19m
9'7" x 13'9"
Hall
Dining Room
2.94 x 4.20m
9'8" x 13'9"
Porch
Ground Floor
Bedroom 1
3.93 x 4.69m
12'11" x 15'5"
Ensuite
Bedroom 4
2.90 x 2.90m
9'6" x 9'6"
Wardrobe
Landing
Bedroom 3
2.95 x 4.19m
9'8" x 13'9"
Bathroom
Bedroom 2
3.02 x 4.21m
9'11" x 13'10"
First Floor
Garage
Garage

EPC





VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order