



## 52 Appleby Crescent, Knaresborough

£489,950 Guide Price



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



**A spacious four-bedroom detached family home occupying a delightful plot at the head of a cul-de-sac, enjoying an attractive position on the edge of this established residential development adjoining the Nidd Gorge. With enclosed gardens, ample driveway parking and an attached garage, the property offers well-balanced family accommodation within easy reach of Knaresborough's historic market town centre.**

Externally, the property is approached via a driveway providing ample off-street parking and access to the attached garage. The front garden is laid mainly to lawn, whilst to the rear is a fully enclosed family garden designed for ease of maintenance and year-round enjoyment.

A paved terrace immediately adjoins the house and provides an ideal space for outdoor dining and entertaining, whilst the central lawn is bordered by established planting, mature trees and landscaped beds. A further seating area beneath a timber pergola creates a pleasant focal point and a sheltered space for relaxation, making the garden particularly well suited to both families and those who enjoy spending time outdoors.

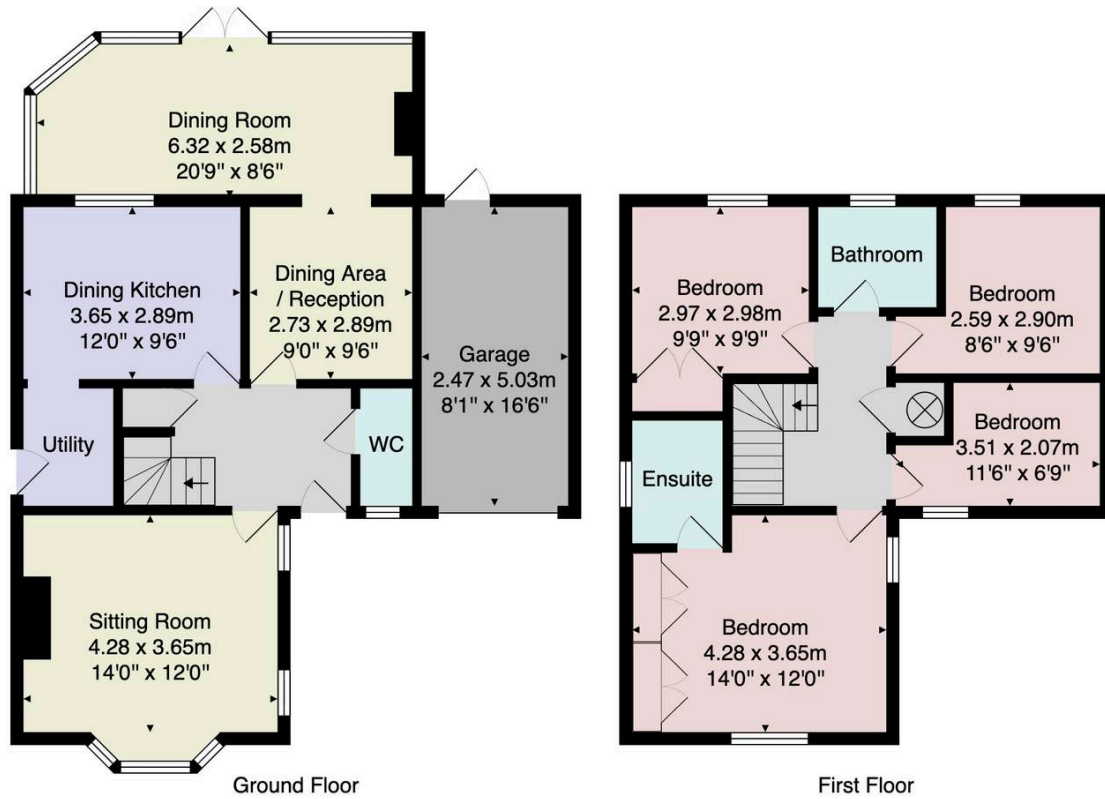
The property offers buyers an excellent opportunity to acquire a substantial family home in a highly convenient location, with scope to personalise and further enhance the accommodation to individual tastes and requirements.

Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D



Situated within a popular residential development, this well-proportioned detached family home offers spacious and versatile accommodation ideally suited to modern family living. The property combines convenient access to Knaresborough's amenities, schools and transport links with nearby woodland walks through the Nidd Gorge, making it an ideal location for families and those who enjoy outdoor recreation. The accommodation is entered via a welcoming entrance hall with guest cloakroom/WC and open spindle staircase leading to the first floor. To the front of the property is a generous sitting room featuring a bay window and attractive fireplace, creating a comfortable and inviting principal reception room. To the rear, the breakfast kitchen is fitted with a range of wall and base units complemented by ample work surfaces and space for informal dining. A separate utility room provides additional storage and practical side access. A separate dining room offers an excellent space for entertaining and family gatherings and opens through to a substantial garden room. Flooded with natural light through an extensive glazed surround and French doors opening directly onto the rear garden, this versatile reception space provides an excellent additional living area with views across the garden. To the first floor, a spacious landing serves four good-sized bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. Bedroom two is another generous double room with fitted wardrobes, whilst bedrooms three and four provide flexible accommodation suitable for family members, guests or home working. A modern house bathroom fitted with a white suite completes the accommodation.





Total Area: 136.0 m<sup>2</sup> ... 1464 ft<sup>2</sup>

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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

