

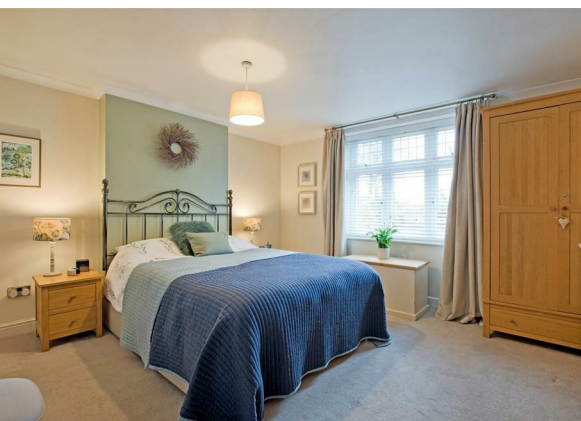


## York Road, Knaresborough Asking Price £699,950

\*\*\* STUNNING VIEWS \*\*\*

A fantastic detached home which has been skillfully and thoughtfully extended to the side and rear and is positioned in this highly sought-after location, within a stone's throw from King James's School. The property includes a fabulous open plan kitchen and five well-proportioned bedrooms and is sure to appeal to families and professionals alike.





## Accommodation

The property is entered into the porch which has feature stained glass windows and a door which leads through into the central hallway.

The central hallway provides access to the downstairs living accommodation and has a convenient understairs storage cupboard.

The bespoke, handmade kitchen is spacious in size and open plan in design and has a combination of base and wall storage units with quartz preparation surfaces incorporating a 1.5 inset sink with Quooker boiling water tap and drying area. The kitchen has a range of integrated appliances, including two Miele ovens, a Miele four ring induction hob and NEFF dishwasher. There is also space for an American style fridge/freezer and dining table. To the rear of the room are full height windows with French doors leading out to the garden and which provide pleasant views across the landscape beyond.

This area leads through into the sitting room which is spacious in size and has a feature gas log burner effect fireplace positioned centrally and which acts as the focal point of the room. The sitting room can also be accessed from the central hall.

A good-sized dining room with timber flooring and a cast iron fireplace with timber surround and stone hearth is located towards the front of the property. This room is flexible and could easily be used as a playroom or secondary sitting room.

To the side of the property is a large utility room which has additional storage units, a further 1 & 1/2 sink and space for washing provisions. There is also an access door leading out to the side of the property and a convenient downstairs WC.

A turned staircase from the central hallway leads to the first floor landing. Located on the first floor are three double bedrooms with bedroom one being spacious in size and served by a shower ensuite.

Bedrooms two and three are both located towards the rear of the property and have fantastic views including of The White Horse at Kilburn (which is over a 25 mile drive away from the property!).

The house bathroom is also located on the first floor and comprises a three-piece suite including bathtub with shower over, WC, wash hand basin and heated towel rail. The bathroom also has underfloor electric heating.

There are a further two bedrooms on the second floor. Bedroom four is a fantastic double with its own WC. Bedroom five is single in size and could easily be used as a home office space or dressing room.

## To The Outside

To the outside, the property sits on a good-sized corner plot and has a lawned front garden with mature borders. There is a stone flagged pathway leading up to the entrance door.

A pathway continues down the side of the property to the rear garden, which includes a lawned area with well-kept borders and a good-sized stone flagged patio area ideal for entertaining. A timber gated entrance to the far side of the garden leads out to the property's off street parking.

## Agents Note

We have been informed by the current vendors that they currently rent a garage and an off street parking space on York Lane.

## Energy Efficiency

The property's current energy rating is C (73) and has the potential to be improved to an EPC rating of C (77).

## Useful Information

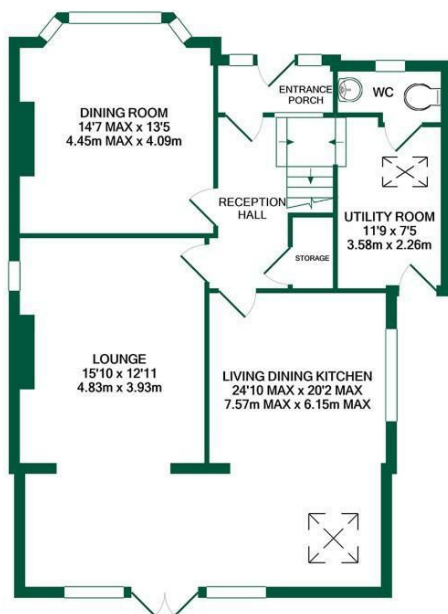
Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected.

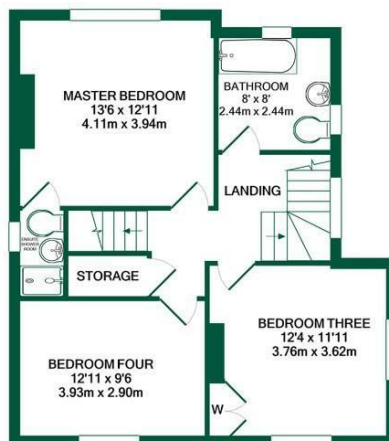
Broadband Coverage: Up to 1600\* Mbps download speed

Council Tax: F - North Yorkshire Council

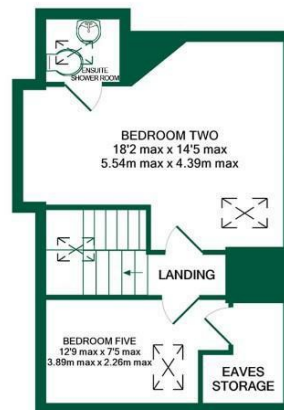
Current Planning Permission: No current valid planning permissions



GROUND FLOOR  
APPROX. FLOOR  
AREA 962 SQ.FT.  
(89.4 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 636 SQ.FT.  
(59.1 SQ.M.)

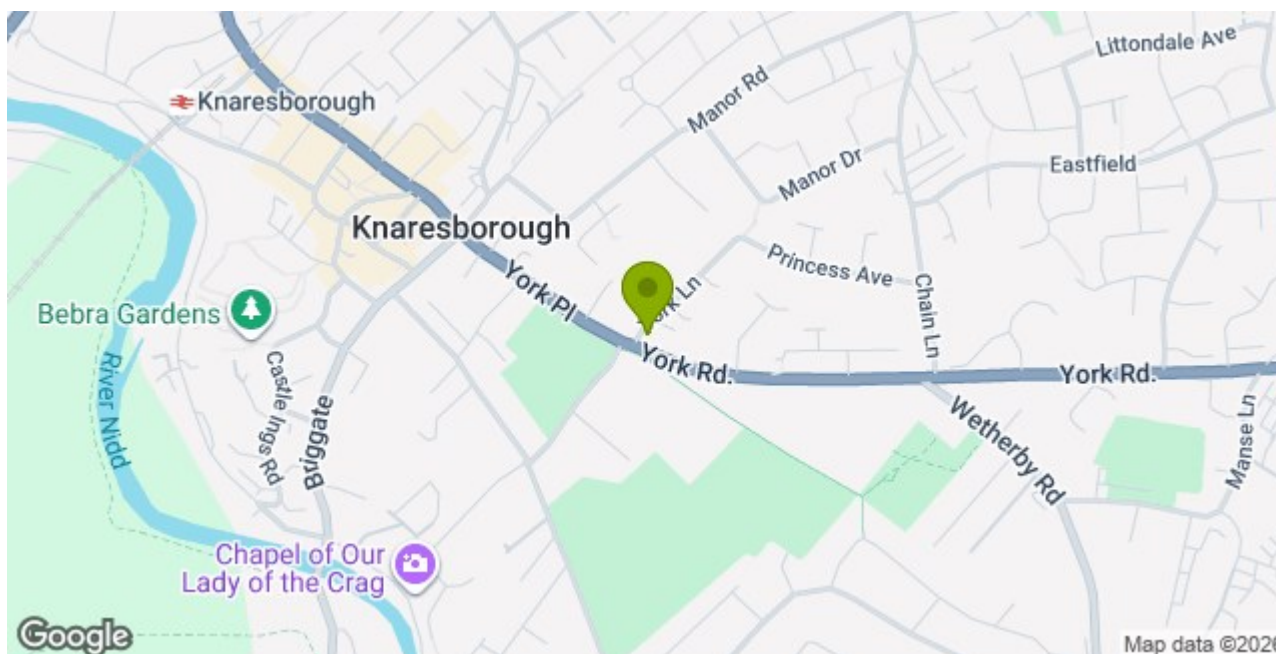


SECOND FLOOR  
APPROX. FLOOR  
AREA 416 SQ.FT.  
(38.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 2014 SQ.FT. (187.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

## Associates

N Lawrence

