



*** SOLD BY STEPHENSONS ***

Guide Price £699,500

*** North Yorkshire's Largest Independent Estate Agent ***



Location

Staveley is a pretty village location, positioned between both thriving towns of Boroughbridge & Knaresborough. The village itself is home to a well-regarded primary school, popular village pub, and benefits from a well-maintained nature reserve. Crucially, Staveley is within a short drive to the A1(M) making it ideal for those looking to commute or those wanting the quiet village life whilst retaining great access links.

Accommodation

The property is entered via a timber double glazed door into the spacious entrance hall which includes a large understairs cloaks cupboard and a convenient modern WC.

The spacious sitting room features a modern inset gas log effect fireplace acting as the focal point of the room, and has three uPVC double glazed windows allowing natural light to flow into the room.

Double doors from the sitting room lead into the large conservatory which enjoys pleasant views over the rear garden and French doors leading out to it.

A further set of double doors lead through into the good-sized dining room which also benefits from excellent views into the garden beyond.

One of the outstanding features of the property is the fitted kitchen which has a combination of base and wall storage units. Quartz preparation surfaces incorporate a stylish sink with drying area and there are range of integrated AEG appliances including electric oven, microwave combination oven, warming drawer, five point induction hob with extractor fan over, fridge/freezer, and an Electrolux automatic dishwasher.

Located off of the kitchen is a useful utility room with side access door which features additional storage cupboards, a sink and space for washing provisions.

Completing the downstairs living space is good sized study/home office with bay window to the front elevation.

A turned staircase from the entrance hall leads up to the spacious galleried landing which has a useful airing cupboard.

The property has four well-proportioned double bedrooms, three of which have fitted wardrobes. Bedroom one is a substantial double bedroom with two double-doored recessed storage wardrobes. There is also a large fully tiled modern ensuite shower room which benefits from underfloor heating, and includes a walk-in shower cubicle with both waterfall and traditional showerheads, low flush WC, vanity hand wash basin with fitted mirrored unit over, two heated towel rails and a linen cupboard.

The house bathroom is contemporary in design with part-tiled walls, and comprises a three-piece suite including bathtub with shower over, low flush WC, and wash hand basin with mixer tap.

To The Outside

The property is set on a substantial plot with large gardens to the front and rear.

The rear garden has a large stone patio area immediately adjacent to the property which is ideal for entertaining guests. Beyond the patio area is a good size lawn with well stocked and beautifully maintained borders.

At the front of the property is a further landscaped garden again with a large lawn and well maintained borders consisting of a variety of plants and shrubbery.

The property has a good-sized brick paved driveway providing ample off street parking for multiple vehicles, which leads to the detached brick built double garage with power and light, and two 'up and over doors'. The garage also has an access door to the rear elevation and both a useful timber storage shed and timber bin store located behind.

Stone flagged pathways lead down each side of the property, allowing for access to the rear.

The property has been finished at the highest of standards and it is therefore as agents that we would strongly advise an internal inspection.

Energy Efficiency

The property's current energy rating is D (68) and has the potential to be improved to an EPC rating of B (82).

Additional Information

Tenure: Freehold

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

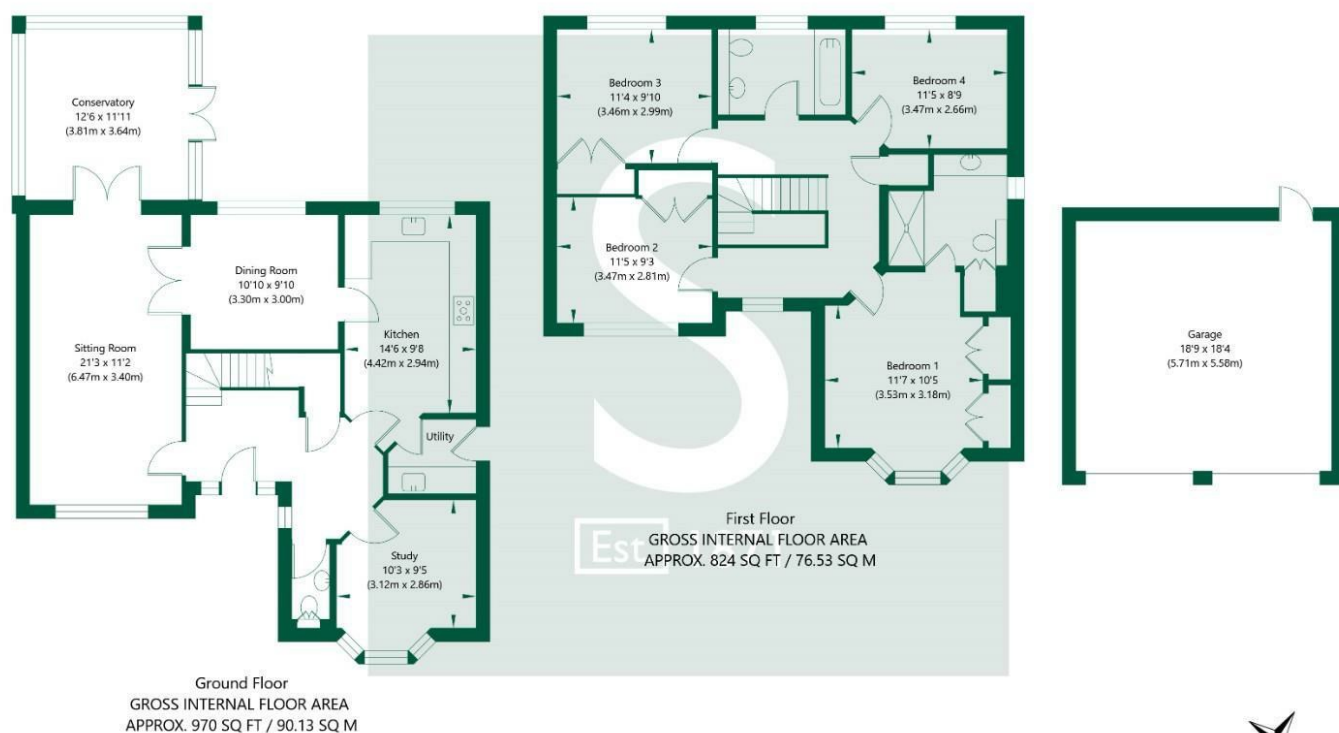
Broadband Coverage: Up to 76* Mbps download speed

Council Tax: G - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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

Pinfold Green, Staveley, Knaresborough, HG5 9LR



Stephensons

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