



VERITY
FREARSON

17 YORK ROAD, KNARESBOROUGH, HG5 0AF

£560,000

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Knaresborough, HG5 0AF

A well-presented and spacious four-bedroom detached family home with attractive gardens and two driveways, situated in this convenient location close to Knaresborough town centre.

The property provides spacious and flexible accommodation with various ground floor reception rooms enjoying a pleasant aspect over the gardens. There is also a modern dining kitchen and utility room, together with a downstairs WC. Upstairs, there are four good-sized bedrooms and a modern house bathroom. The property occupies a generous plot with attractive, private gardens surrounding the property and the rare benefit of two driveways which provide ample off-road parking.

The property is situated in this super elevated position with outstanding views, within easy walking distance of all of the amenities within Knaresborough town centre and with quick access to the A1(M).



4 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · House Bathroom · Separate WC · Part-Boarded Loft

Ample Parking · Private Lawned Gardens · Patio Areas · Paved Barbecue Area · Garage







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With windows to front.

SITTING ROOM

A spacious reception room with windows to front and side. Stone fireplace with living-flame gas fire.

CLOAKROOM

With WC and washbasin. Window to rear.

SNUG

A reception room with window to front and wood-burning stove.

DINING ROOM

A large reception room with windows to front and side, skylight windows and glazed doors leading to the garden.

DINING KITCHEN

A modern kitchen with dining area. The kitchen comprises a range of wall and base units with electric hob, extractor hood, integrated double oven and microwave and plumbing for a dishwasher. Window to side.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Door leads to the rear of the building. An internal door leads to the integral garage.

PLAY ROOM / LAUNDRY

A further reception room with glazed doors leading to the side.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and fitted wardrobe.

BEDROOM 2

A double bedroom with windows to front and side, having fantastic views towards York. Fitted wardrobe.

BEDROOM 3

A bedroom with window to side.

BEDROOM 4

A further bedroom with window to front.

BATHROOM

A modern white suite with WC, washbasin, bath with shower above. Window to rear and heated towel rail.

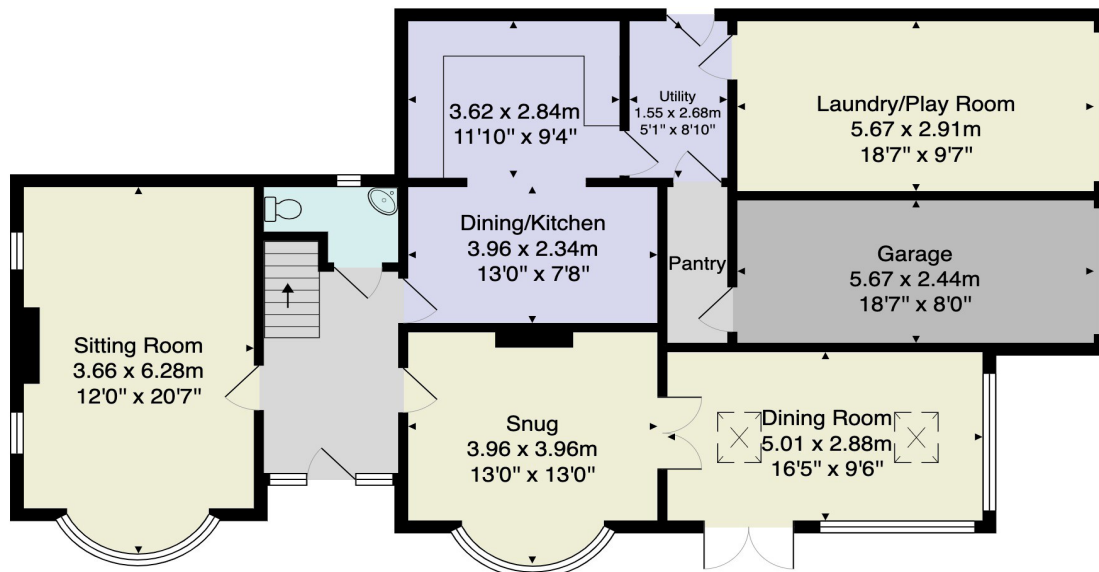
SEPARATE WC

A further WC and washbasin set within a vanity unit. Window to rear.

LOFT

Spacious part-boarded loft space with ample headroom

FLOOR PLAN

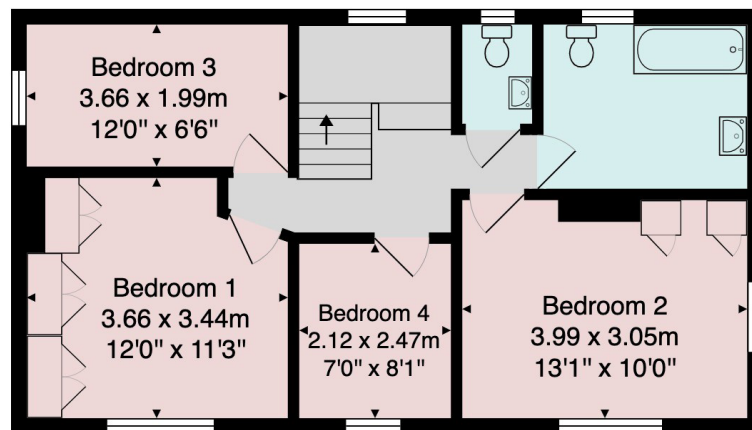


Ground Floor

Total Area: 164.3 m² ... 1769 ft² (excluding garage)

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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First Floor

Outside

The property occupies a generous plot with attractive and very private lawned gardens patio and paved barbecue area. The house has the benefit of two separate driveways which lead to a garage and provide ample off-road parking to the front and side.

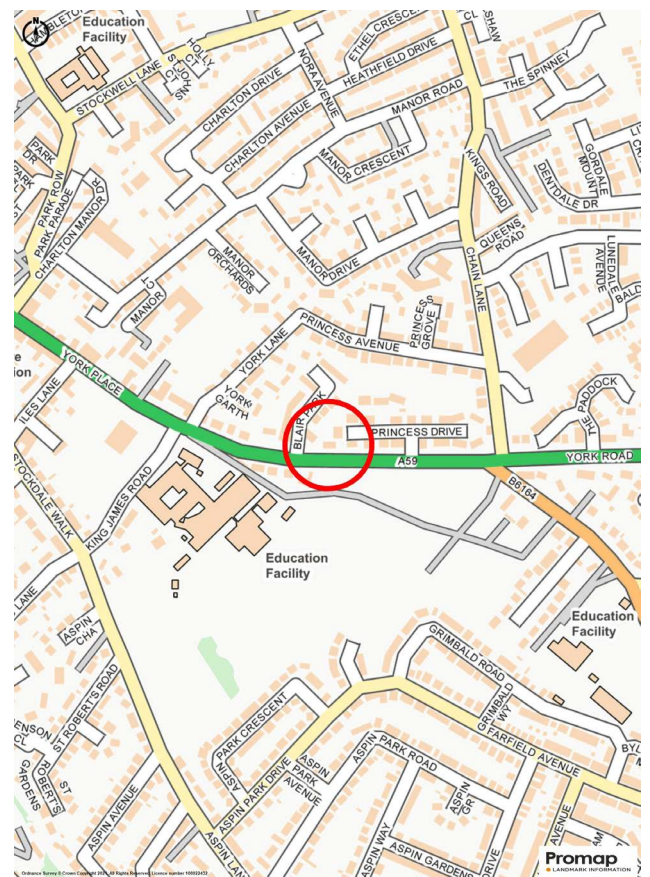
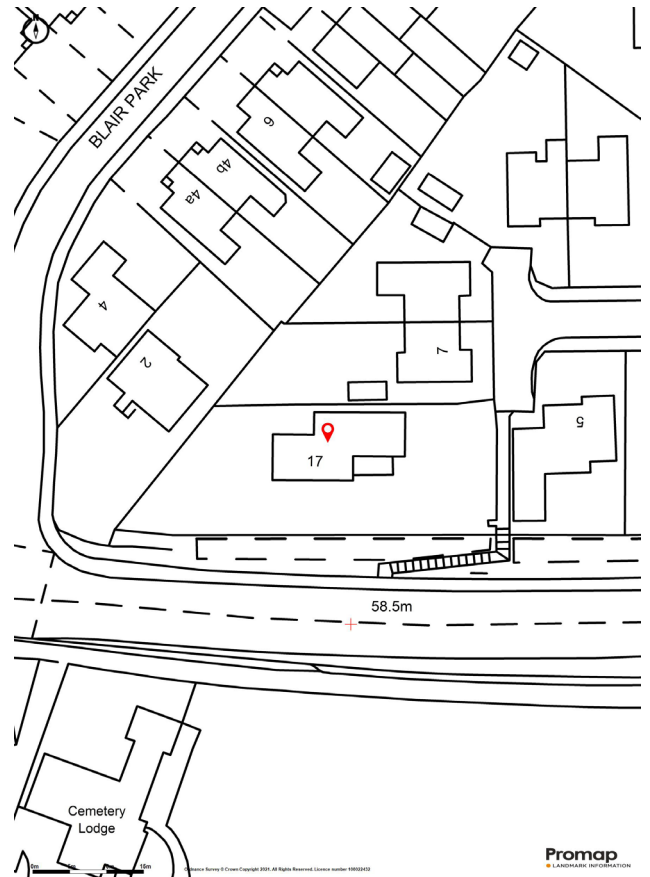
Services

All mains services connected .

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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