



VERITY
FREARSON

OAK MOUNT, FOREST MOOR ROAD, KNARESBOROUGH, HG5 8JP

£575,000

OAK MOUNT, FOREST MOOR ROAD,

Knaresborough, HG5 8JP

An attractive stone-built semi-detached property providing spacious accommodation over three levels, together with a large integral garage, generous rear garden and attractive outlook over the surrounding countryside, in this convenient location close to Knaresborough town centre.

This super property provides spacious and well-presented accommodation with flexible living accommodation on the ground floor comprising two reception rooms plus a large dining kitchen, conservatory extension and access to the large double garage and downstairs shower room. Upstairs, there are four double bedrooms including the master bedroom which has an en-suite shower room, and a modern house bathroom. A particular feature of the property is the large rear garden with very well-stocked borders and an attractive open aspect over the surrounding countryside.

The property is situated in this most convenient location surrounded by open countryside yet within walking distance of Knaresborough town centre. Offered for sale with no onward chain.



2 Reception Rooms · Dining Kitchen · Conservatory · Shower

4 Bedrooms · En-Suite Shower Room · House Bathroom

Ample Parking · Integral Double Garage · Large, Well-Stocked Gardens







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window to front and window to side. Attractive marble fireplace with open fire.

FAMILY ROOM

A further reception room with windows to side. Attractive marble fireplace with living-flame gas fire.

DINING KITCHEN

A spacious open-plan living space with kitchen and dining area. There is a skylight window and glazed doors leading to the conservatory. The kitchen comprises a range of wall and base units with integrated oven and gas hob. There is space and plumbing for a dishwasher and fridge/freezer. Under stairs cupboard. A door leads to the integral double garage.

CONSERVATORY

With tiled floor, providing a further sitting area with windows and glazed doors overlooking the garden.

SHOWER ROOM

With WC, washbasin and shower.

FIRST FLOOR BEDROOM 2

A double bedroom with windows to front and side and fitted wardrobes.

BEDROOM 3

A double bedroom with windows to side and rear and fitted wardrobes.

BEDROOM 4

A further bedroom with window to rear and fitted wardrobes.

BATHROOM

A modern white suite with WC, washbasin, bath and shower. Heated towel rail and windows to side.

SECOND FLOOR BEDROOM 1

A large double bedroom with skylight windows. Access to eaves storage space.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and shower. Skylight window and heated towel rail.

FLOOR PLAN



Total Area: 183.8 m² ... 1978 ft² (excluding garage, eaves storage)

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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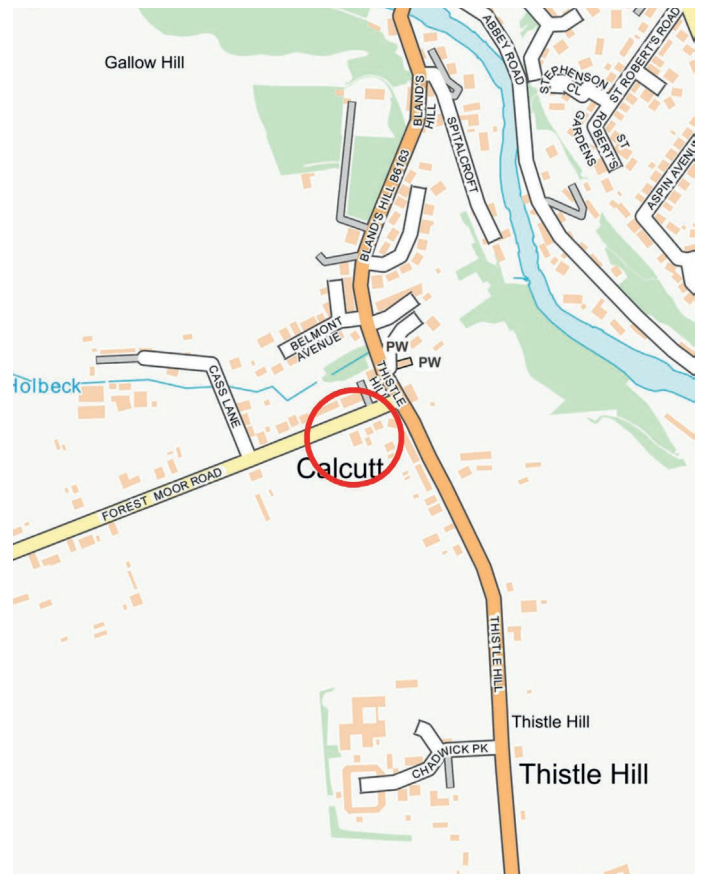
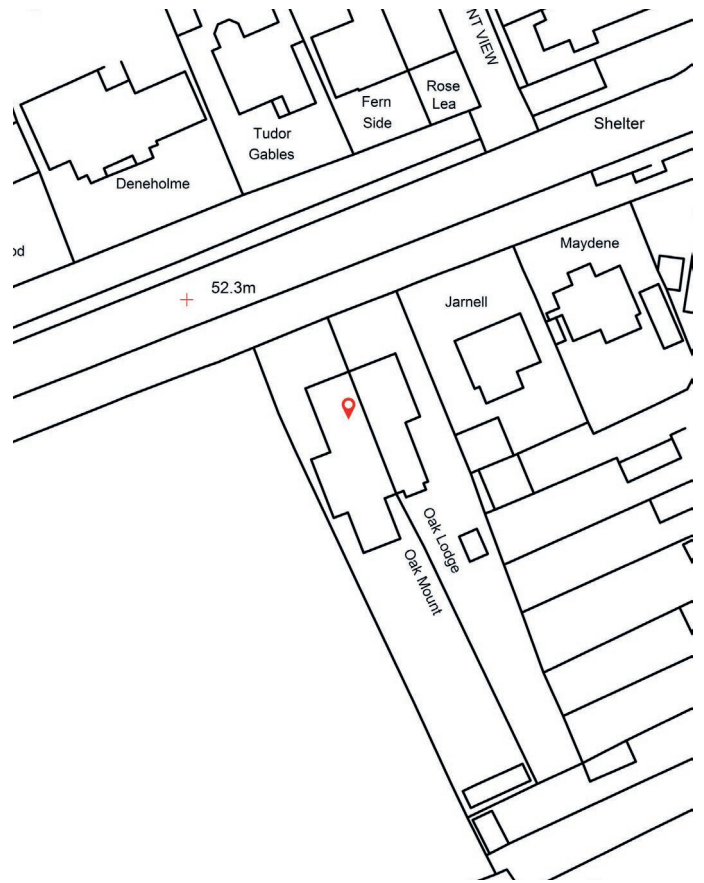
Outside

A To the front of the property iron gates lead to the drive where there is ample off-road parking. The drive leads to the large integral double garage which has light and power and electric door, fitted units and worktop and space and plumbing for washing machine and other appliances. There is access to the downstairs shower room and the door leading to the garden. The property occupies a particularly generous plot with an attractive and good-sized rear garden with well-stocked borders, various fruit trees, and paved seating areas. There is a pond as well as two greenhouses and a large storage shed.

Services

All mains services connected.

Council Tax Band: E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
68	
EU Directive 2002/91/EC	

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