



VERITY
FREARSON

9 GARTEN CLOSE, KNARESBOROUGH, HG5 0TR

£559,950

9 GARTEN CLOSE,

Knaresborough, HG5 0TR

A stylish and beautifully presented five-bedroom detached family home with integrated double garage and good-sized, attractive garden. This spacious property was built less than two years ago by Avant Homes, to a very high standard, and forms part of this fashionable and exclusive development just off Boroughbridge Road, close to open countryside yet within walking distance of Knaresborough town centre and its associated amenities.

The generous accommodation comprises a stunning open-plan living space at the rear, with a stylish fitted kitchen and living space with glazed doors overlooking the garden, together with a separate sitting room, utility room and cloakroom. Upstairs, there are five good-sized bedrooms, two en-suite shower rooms, and a modern house bathroom. There is off-road driveway parking to the front which leads to the integral double garage, whilst to the rear there is a spacious, attractive garden. An internal viewing of this modern property is strongly recommended in order to appreciate this superb home.



Sitting Room · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · 2 En-Suite Shower Rooms · House Bathroom

Ample Parking · Integral Double Garage · Good-Sized Lawned Garden To The Rear







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with windows to front. Under-stairs cupboard.

CLOAKROOM

With a modern white WC and washbasin. Tiled walls.

SITTING ROOM

A good-sized reception room with windows to front.

LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas with windows and glazed doors overlooking the rear garden. The high-quality kitchen comprises a range of wall and base units with worktop and breakfast bar. Fully integrated appliances including a gas hob and fridge / freezer, integrated oven and microwave oven.

UTILITY ROOM

With further fitted units and space and plumbing for a washing machine. Part-glazed external door leads to the side of the property.

FIRST FLOOR

BEDROOM 1

A double bedroom with walk-in wardrobes and window to rear.

EN-SUITE SHOWER ROOM

A modern white suite with WC, twin washbasins with vanity units, large walk-in shower, tiled walls and heated towel rail. Window to side.

BEDROOM 2

A double bedroom with windows to front.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin with vanity unit, and walk-in shower. Tiled walls and floor and window to side. Heated towel rail.

BEDROOM 3

A further double bedroom with windows to front.

BEDROOM 4

A further double bedroom with windows to rear.

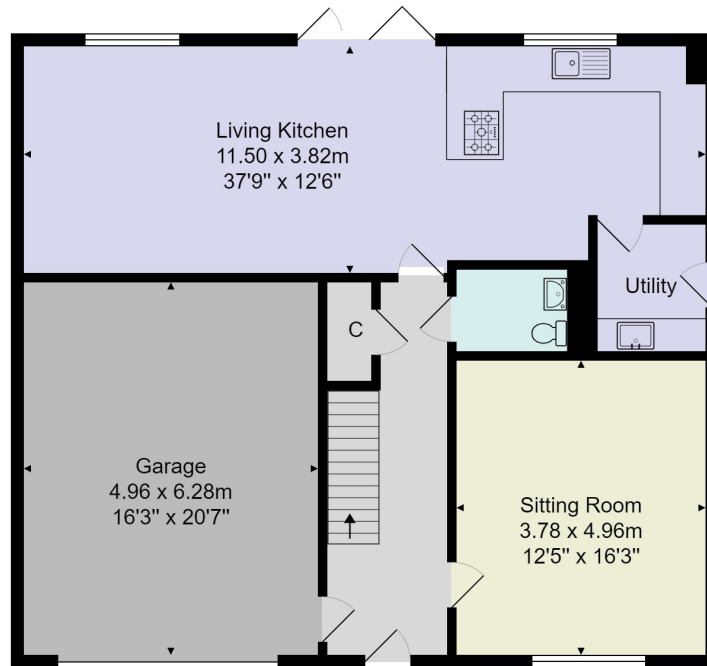
BEDROOM 5

A further bedroom or office with window to rear.

BATHROOM

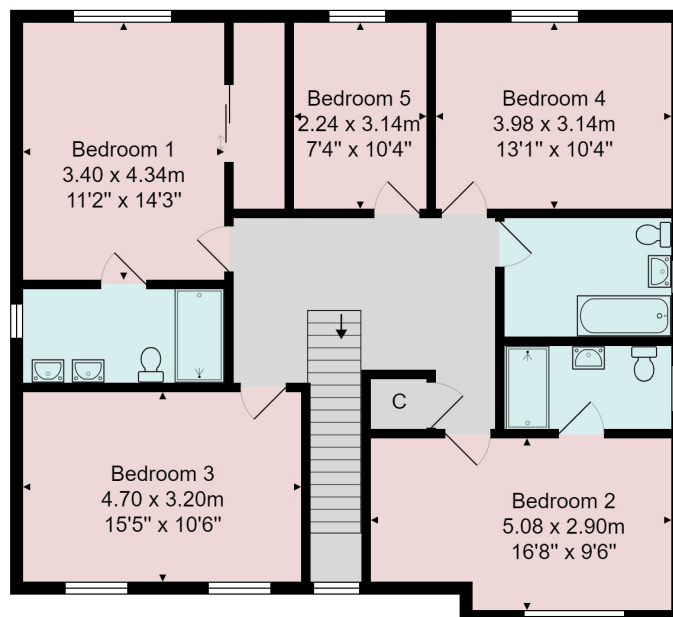
A modern white suite with WC, washbasin with vanity unit, and bath with shower above. Fitted glass shelving, heated towel rail, window to side and tiled walls and floor.

FLOOR PLAN



Ground Floor

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

A drive to the front of the property provides off-road parking and leads to the integral double garage. To the rear there is an attractive and good-sized lawned garden with woodland aspect and paved sitting areas.

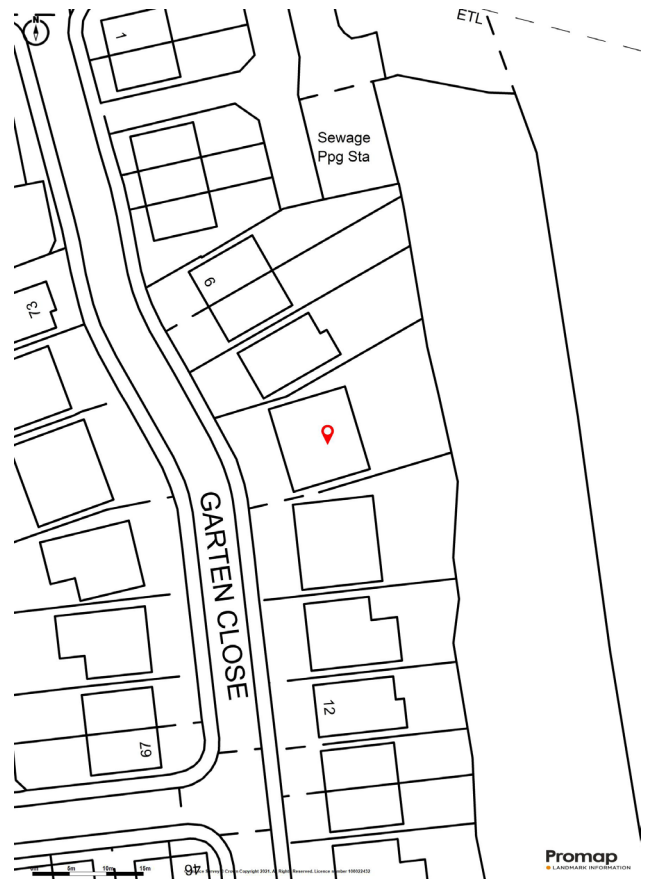
Services

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	92
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		86	92
England & Wales	EU Directive 2002/91/EC		

Harrogate

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