



VERITY
FREARSON

41B ABBEY ROAD, KNARESBOROUGH, HG5 8HY

£699,950

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Knaresborough, HG5 8HY

A rare opportunity to purchase this most individual three-bedroom detached bungalow situated in a delightful and tranquil position enjoying a stunning outlook over the surrounding woodland and the River Nidd.

This super property is appointed to a high standard and provides generous accommodation comprising a reception hall, large sitting room with glazed doors that lead to the sun terrace, a separate dining room and modern kitchen. There are three double bedrooms, two of which have en-suites, and a modern house bathroom and cloakroom. The property has a large sun terrace which enjoys an attractive elevated position overlooking the river and also has a banked garden at the front of the property.

The property occupies a quiet and secluded position in the heart of this historic market town with a stunning outlook over the river and is just a short walk for a host of local amenities including the railway station and the historic Market Place.

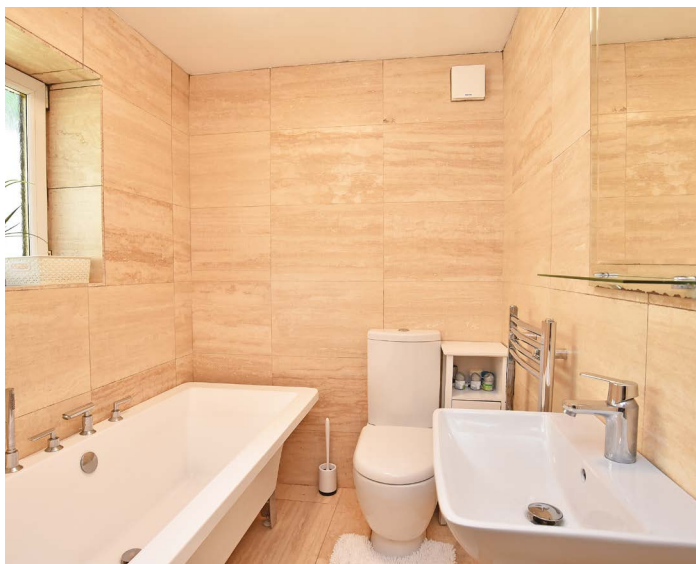


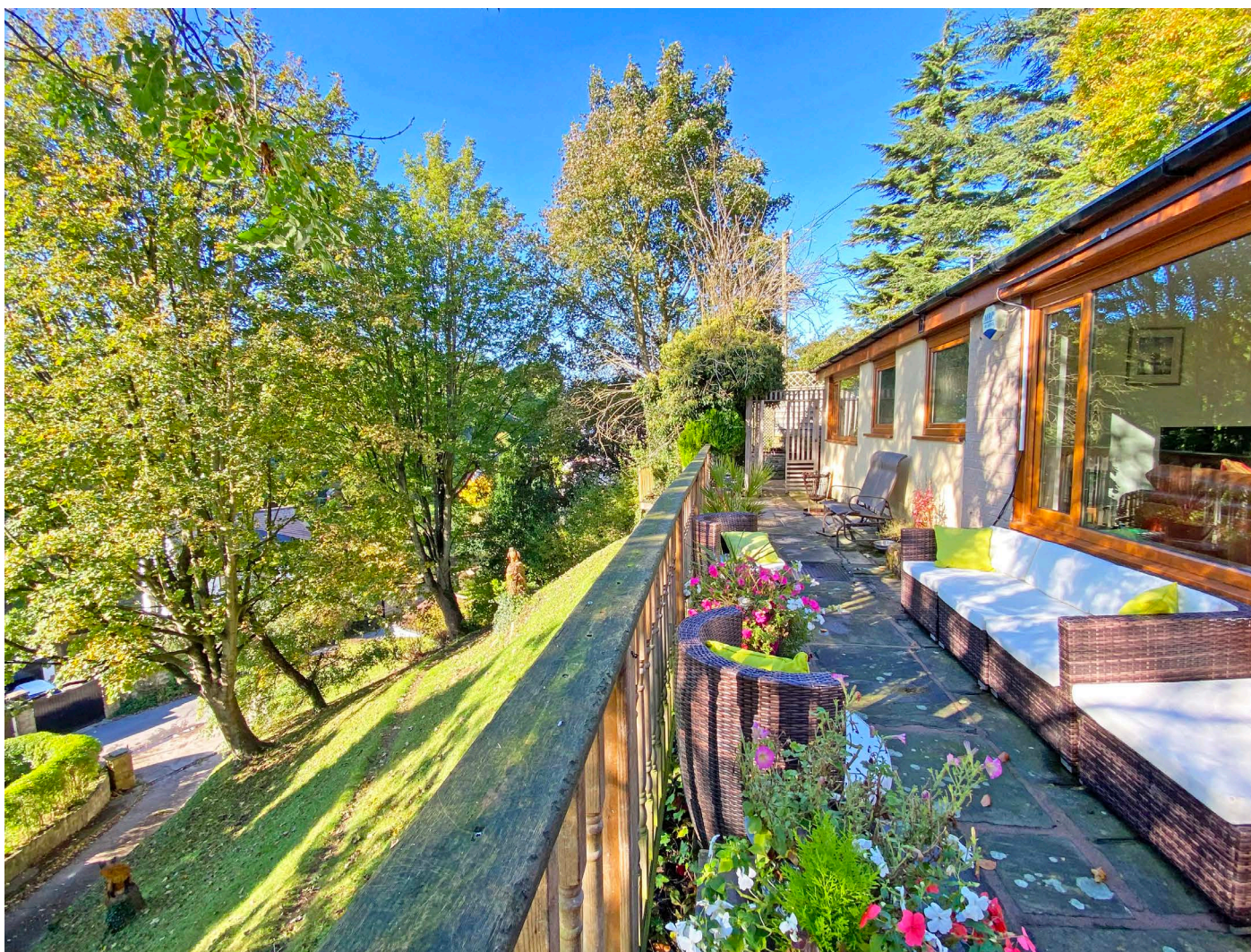
2 Reception Rooms · Dining Kitchen · Cloakroom

3 Bedrooms · 2 En-Suites · House Bathroom

Off-Road Parking For 2 Vehicles · Stunning Sun Terrace With River Views







ACCOMMODATION

RECEPTION HALL

With tiled floor, fitted cupboard and window to side.

CLOAKROOM

With WC and basin with vanity unit. Window to side.

KITCHEN

A modern kitchen with a range of quality, wall and base units with granite worktops and Belfast sink, gas hob and integrated double oven. Space for appliances and windows to side and rear.

SITTING ROOM

A stunning and large reception room with windows and glazed doors overlooking the sun terrace with superb views towards the river. Attractive stone fireplace with living flame gas fire.

DINING ROOM

A further reception room with window overlooking the sun terrace.

BEDROOM 1

A double bedroom with fitted wardrobes and window to rear.

EN-SUITE BATHROOM

A modern white suite with WC, washbasin and bath. Tiled walls and floor, heated towel rail and window to front.

BEDROOM 2

A double bedroom with window to rear and fitted wardrobes.

EN-SUITE SHOWER ROOM

A luxury tiled wet room with shower and washbasin set atop a vanity unit. Heated towel rail and window to rear.

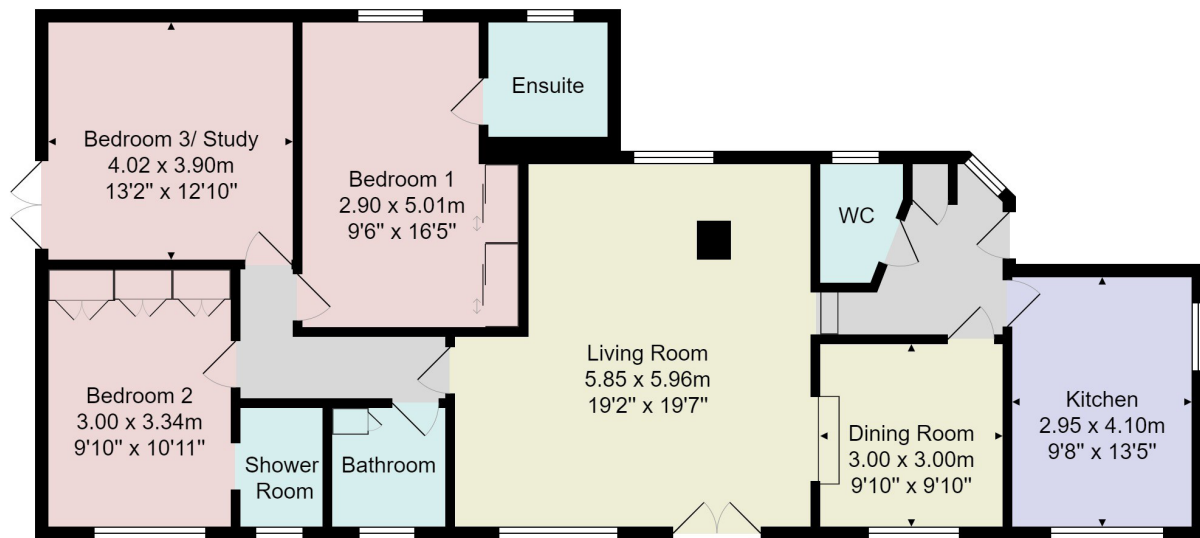
BEDROOM 3

A further double bedroom with glazed doors leading to the garden.

BATHROOM

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

FLOOR PLAN



Total Area: 126.9 m² ... 1366 ft²

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 drive at the front of the property provides off-road parking for two vehicles. Doors from the main living area lead to the stunning sun terrace which provides an excellent outdoor entertaining space enjoying superb views over the banked garden and river beyond.

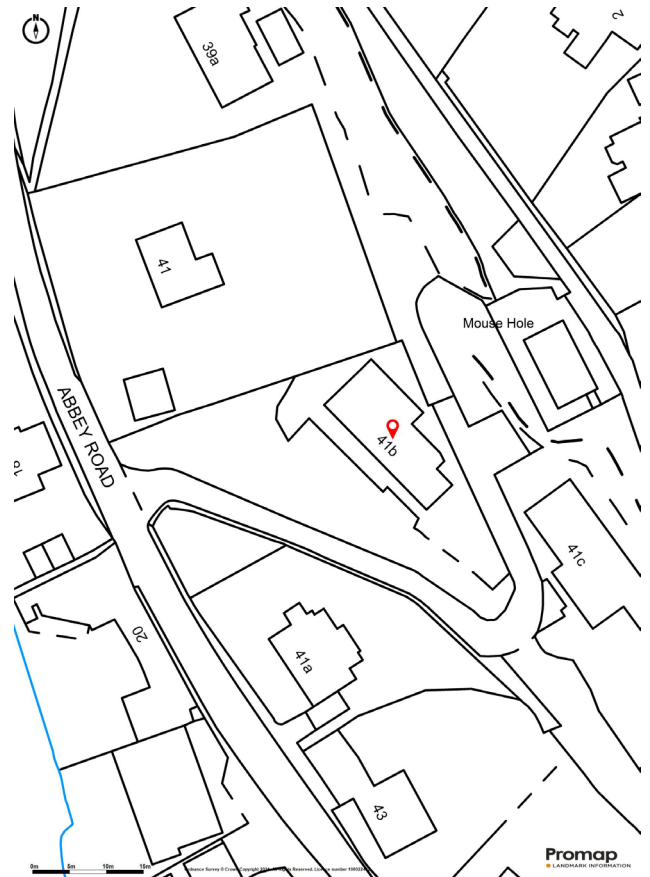
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(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			80
(81-91) B			
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Not environmentally friendly - higher CO ₂ emissions			
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