



VERITY
FREARSON

3 ROWAN WAY, THE PASTURES, KNARESBOROUGH, HG5 0UH

£550,000

3 ROWAN WAY, THE PASTURES,

Knaresborough, HG5 0UH

A beautifully presented four-bedroom modern detached house with garden, garden office and garage, forming part of this popular new development close to Knaresborough town centre.

This superb property provides spacious and very well-presented accommodation with a stunning dining kitchen overlooking the rear garden, together with a large sitting room, study, dining room, cloakroom and utility room. Upstairs, there are four good-sized bedrooms, including a master bedroom which has an en-suite shower room, and a modern house bathroom. Each bedroom has the benefit of fitted wardrobes. To the rear of the property there is an attractive garden with south-facing aspect.

The Pastures is a popular development which was completed in 2017, in a most convenient location on the edge of Knaresborough and open countryside, providing easy access to the A1(M).

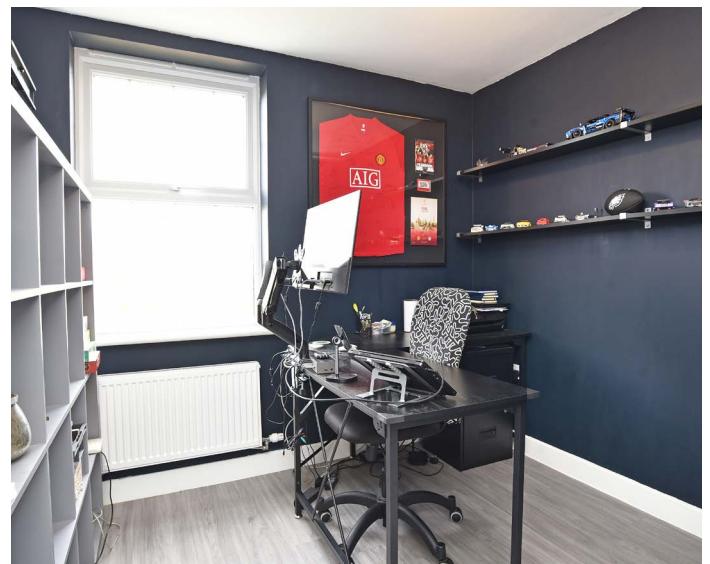


2 Reception Rooms · Study · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · House Bathroom

Off-Road Parking · Garage · South-Facing Garden To Rear







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with windows and glazed doors overlooking the garden.

DINING ROOM

A further reception room with bay window to front.

KITCHEN

With a range of modern wall and base units with quartz worktop, gas hob and integrated double oven. Integrated dishwasher and fridge / freezer. Dining area and windows and glazed doors overlook the garden.

STUDY

Providing a useful workspace with window to front.

UTILITY ROOM

With fitted worktops, integrated washing machine and door to rear.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to two sides.

EN-SUITE SHOWER ROOM

With a modern white suite comprising WC, washbasin and shower. Heated towel rail and window to rear.

BEDROOM 2

A double bedroom with window to rear and fitted wardrobes.

BEDROOM 3

A double bedroom with window to rear and fitted wardrobes.

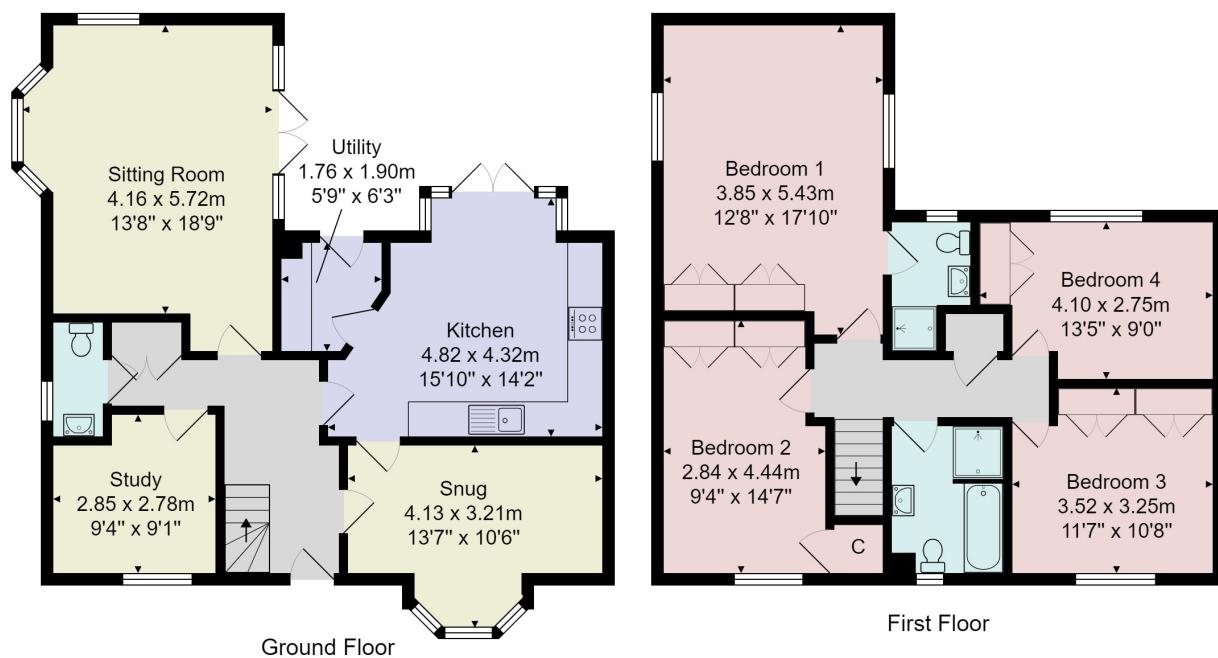
BEDROOM 4

A further double bedroom with window to front and fitted wardrobes.

HOUSE BATHROOM

A modern white suite with WC, washbasin and shower. Heated towel rail and window to front.

FLOOR PLAN



Total Area: 147.5 m² ... 1587 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 provides parking and leads to a single garage which has light and power and storage above. To the rear of the property there is a good sized and attractive garden with lawn, patio and decked sitting area. There is a fully insulated garden office which has light and power and electric heating and provides a useful office space or garden room.

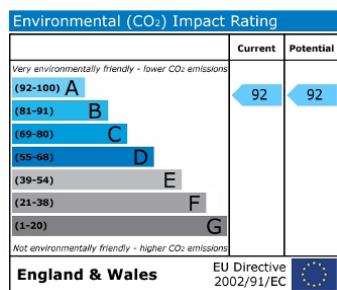
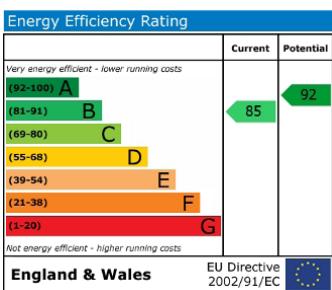
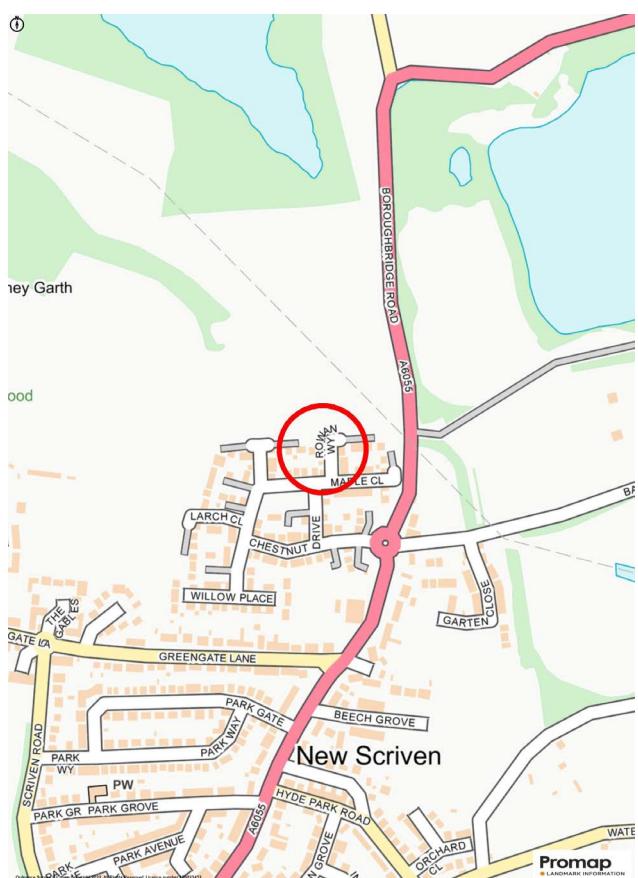
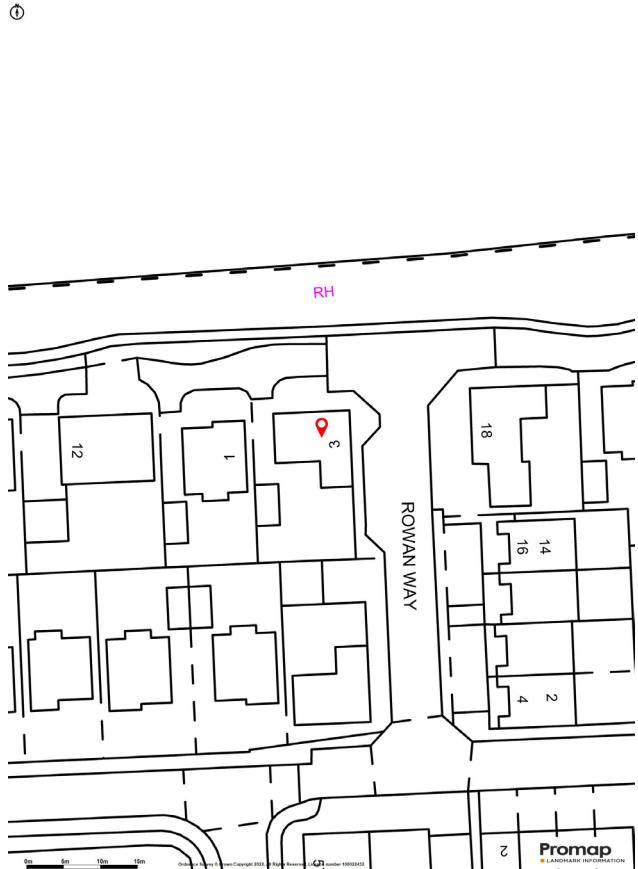
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



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North Yorkshire, HG1 1JT

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Lettings 01423 530 000

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