



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 is 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.

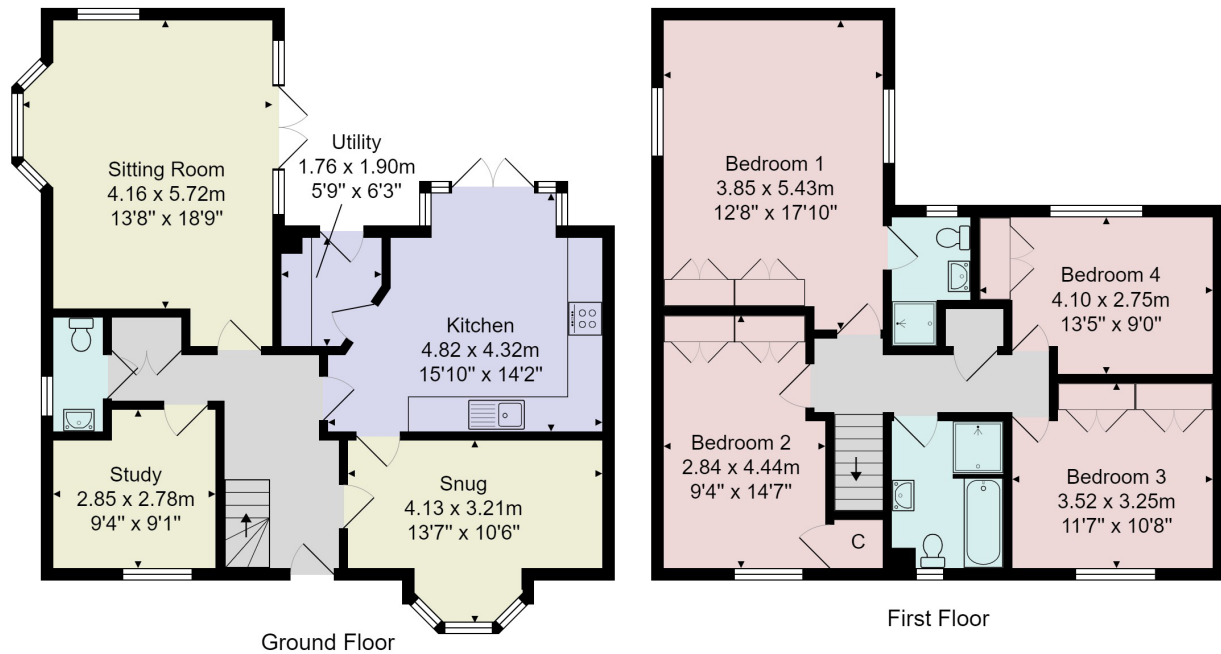
#### BEDROOM 4

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 m<sup>2</sup> ... 1587 ft<sup>2</sup>

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

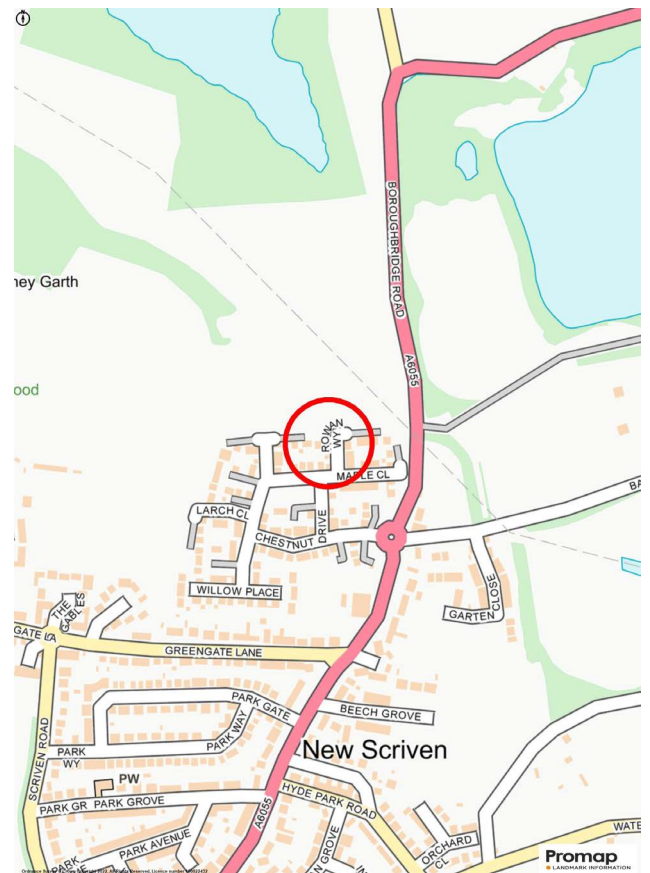
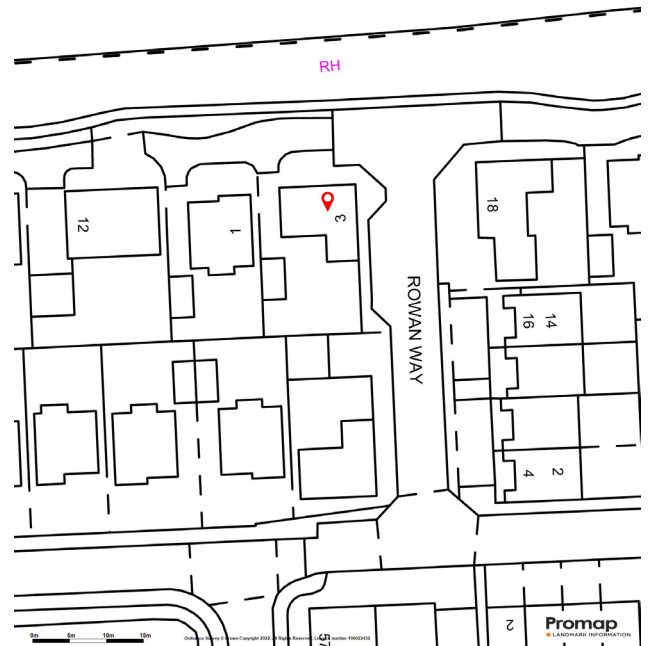
All mains services connected.

## Tenure

Freehold

## Council Tax Band - E

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		85	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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