



VERITY
FREARSON

2 SOMERLEY LANE, KNARESBOROUGH, HG5 0SZ

£985,000

2 SOMERLEY LANE,

Knarborough, HG5 0SZ

A beautifully appointed and particularly spacious five / six-bedroom detached family home, extending to 2,700 sq ft, with the distinct benefit of solar panels, enjoying south-facing rear gardens, off-street parking and an integral double garage, situated within this highly sought-after and convenient location, within walking distance of the popular market town of Knarborough. The property is well placed for daily commuting to Yorkshire's Principal Business District.

This individual home is situated within this small exclusive development just off Boroughbridge Road and was built by Linden Homes in 2012. An internal viewing is strongly recommended to appreciate the scale and quality of this superb home.

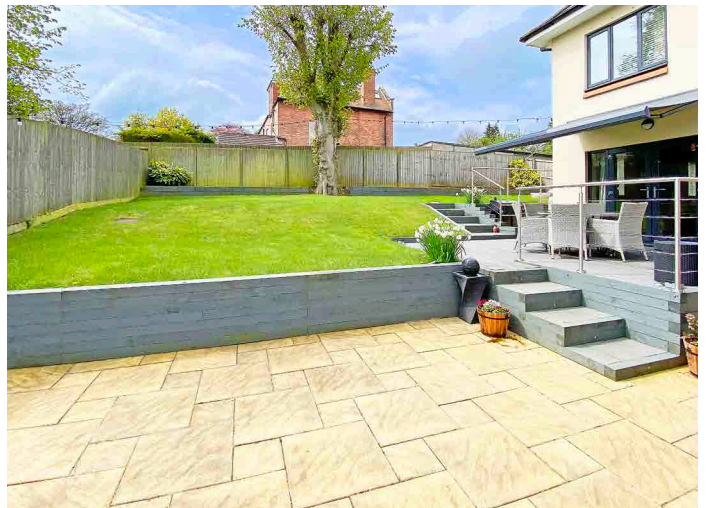


2 Reception Rooms · Study · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · 3 En-Suites · Contemporary Bathroom · Gym / Potential Bedroom 6

Ample Off-Road Parking · Integral Double Garage · Delightful South-Facing Garden To Rear







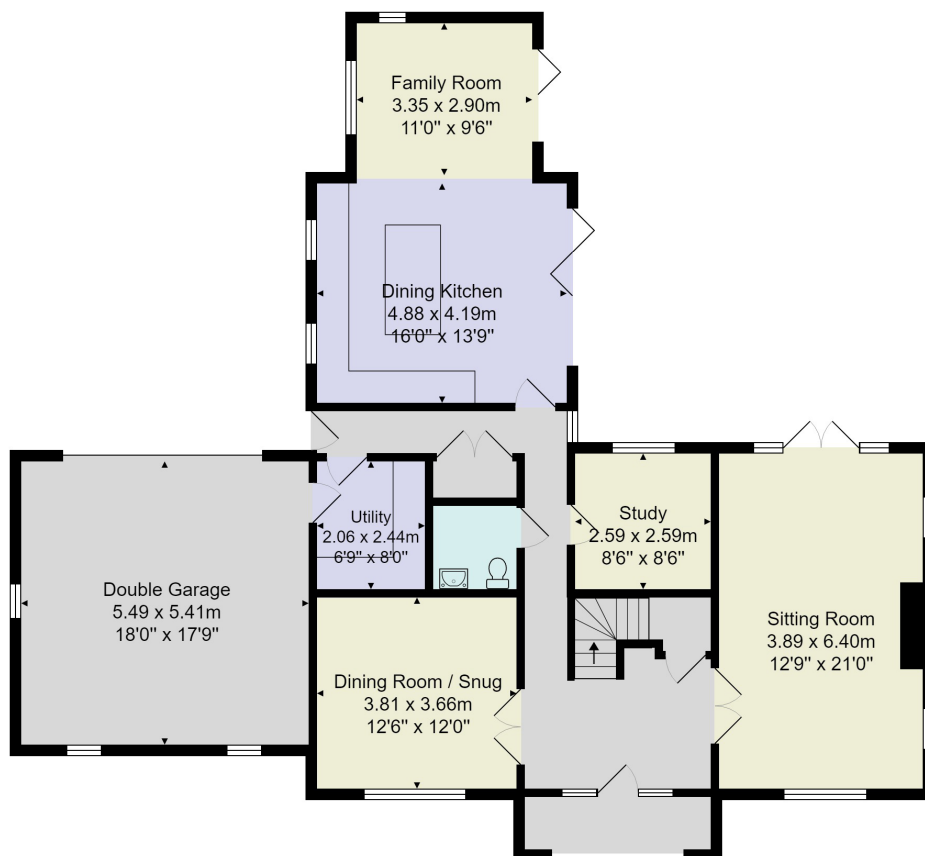
ACCOMMODATION

The accommodation has been finished to a high specification throughout, incorporating an integrated ventilation system, ceiling speakers for music / entertainment system in some rooms, gas central heating, double glazing and solar panels. The property briefly comprises an impressive reception hall with return staircase to the first floor. Under-stairs storage cupboard, cloaks cupboard and guest WC. An attractive through lounge has a log-burning stove and double-opening French doors onto a raised deck.

There is also a well proportioned dining room and separate study. A superb living kitchen comprises a range of wall and base units with granite working surfaces and splashbacks over, a matching central island unit and a vaulted ceiling which has remote-controlled Velux windows. Appliances include a double oven and dishwasher and space for an American-style fridge / freezer. Bi-folding doors lead onto the private south-facing rear garden, and the family room also has a bi-folding door to the rear. There is also a separate utility room with access to the double garage.

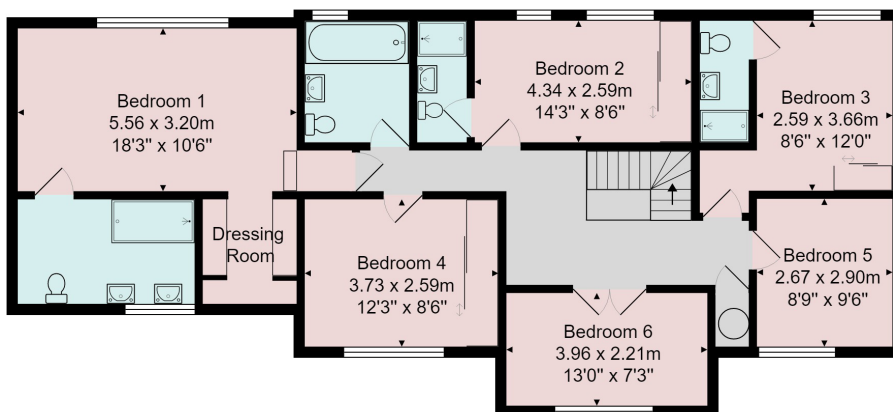
To the first floor there is an attractive galleried landing, and a superb principal bedroom has a dressing room and large en-suite shower room with twin washbasins. The guest bedroom has an en-suite shower room and a third bedroom, again, has a modern en-suite shower room. There are two further double bedrooms and a gym / potential sixth bedroom serviced by a contemporary house bathroom.

FLOOR PLAN



Ground Floor
Total Area: 253.0 m² ... 2723 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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First Floor

Outside

A driveway provides ample off-road parking and leads to an integral double garage with electrically-operated up-and-over entrance door. There is a private south-facing rear garden with terrace leading up to a raised decking with awning over, a sloping lawned garden beyond, and to the other side of the property there is a shaped lawned garden with raised slate beds, designed for ease of maintenance.

Location

The property is situated within this sought-after location close to the market town of Knaresborough. The position combines the advantages of a pleasant setting with ease of access to the town centre shopping, recreational and schooling facilities and also has a railway station with mainline links. The southern bypass is convenient, and the A1(M) provides access to the commercial centres of North and West Yorkshire.

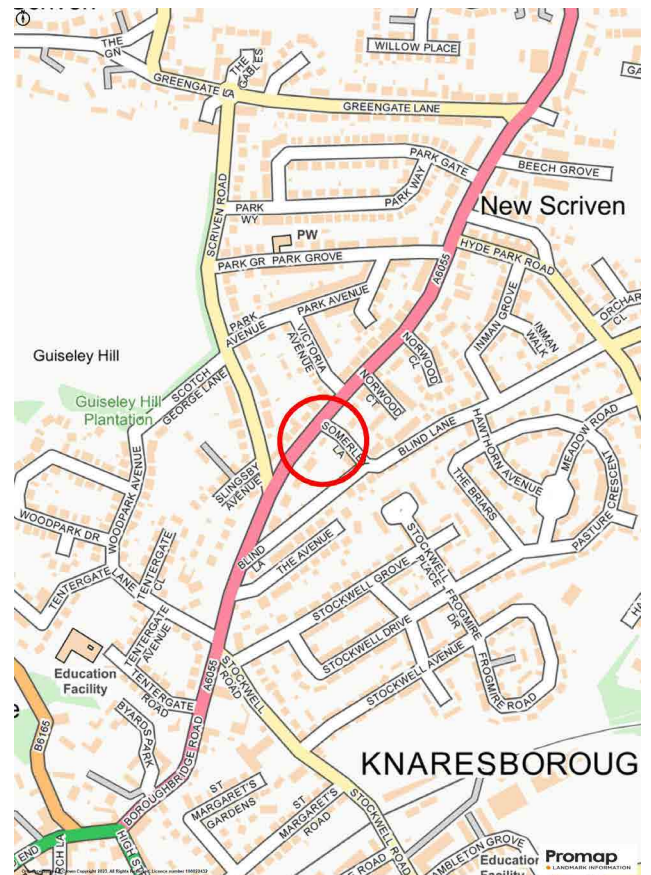
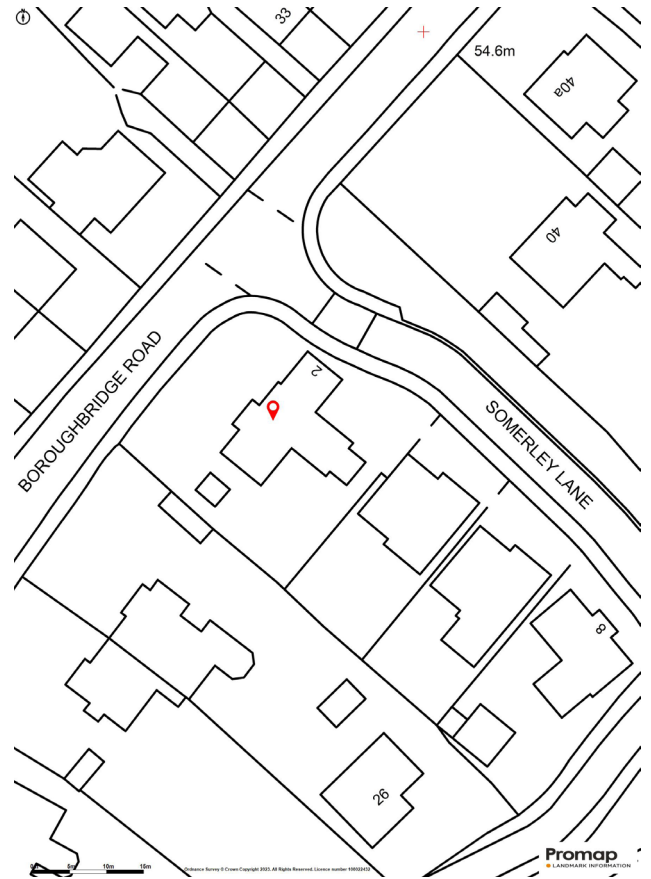
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 74 | 74 |
| (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 | |
| WWW.EPC4U.COM | | | |

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