7 Abbey Mill Gardens, Knaresborough, North Yorkshire, HG5 8ER

£485,000

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A four-bedroom family house enjoying a very attractive position situated within this popular and established development on the edge of woodland and open countryside.

This superb home is also well placed within walking distance of King James's High School and Knaresborough town centre.

The property enjoys a delightful plot with a particularly good-sized driveway, double garage and attractive rear garden.

The well-presented accommodation benefits from gas central heating and uPVC double glazing, and comprises –

GROUND FLOOR
Entrance hall with cloakroom and under-stairs cupboard. There is an attractive lounge with window to front, gas fire and double doors leading to the dining room, which has sliding patio doors.

There is a good-sized breakfast kitchen which has a range of fitted units, appliances and breakfast bar. There is also a separate utility room with side entrance door and wall-mounted gas boiler.
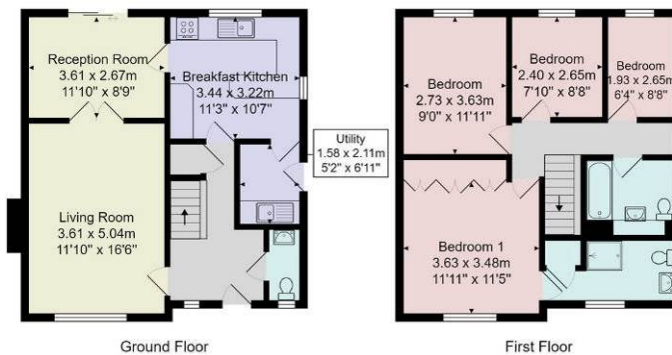
FIRST FLOOR
Landing with access to a roof void. There are four bedrooms, with the master bedroom having built-in wardrobes and en-suite shower room. House bathroom with three-piece suite.

OUTSIDE
Double-width driveway provides excellent off-road parking and leads to a double garage with roller shutter doors. A delightful rear garden incorporates a generous decked seating area and shaped lawn.

Tenure - Freehold

Council Tax Band - E

Floorplan

Reception Room
3.61 x 2.67m
11'10" x 8'9"

Breakfast Kitchen
3.44 x 3.22m
11'3" x 10'7"

Utility
1.58 x 2.11m
5'2" x 6'11"

Living Room
3.61 x 5.04m
11'10" x 16'6"

Bedroom
2.73 x 3.63m
9'0" x 11'11"

Bedroom
2.40 x 2.65m
7'10" x 8'8"

Bedroom
1.93 x 2.65m
6'4" x 8'8"

Bedroom 1
3.63 x 3.48m
11'11" x 11'5"

Ground Floor

First Floor

Total Area: 111.0 m² ... 1194 ft²
All measurements are approximate and for display purposes only.
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Energy Efficiency Rating

		Current
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	87
(39-54)	E	
(21-38)	F	
(1-20)	G	