



22 Sterling Chase, Knaresborough, North Yorkshire, HG5 0WF

£350,000

Offers Over

## 22 Sterling Chase, Knaresborough, North Yorkshire, HG5 0WF

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A beautifully presented and extended five bedroomed end of terraced modern townhouse situated in this attractive, convenient position adjoining Hay-a-Park, close to Knaresborough town centre and good local schools.

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This excellent family home is arranged over three floors and features accommodation comprising a stunning open plan living kitchen with bi folding doors leading to the garden together with a downstairs WC and useful utility room. On the first floor, there are three bedrooms and a bathroom and on the top floor there is a useful study area, and two further bedrooms including the main bedroom which has an ensuite shower room.

There is parking for two vehicles at the front of the property and to the rear there is an attractive landscaped garden providing an excellent outdoor entertaining space.

The property forms part of a quiet, residential street, and is situated close to Knaresborough town centre within Hay-a-Park, which is a protected site of special scientific interest. The property lines adjacent to open countryside with woodland and Lakeside walks nearby.





## **GROUND FLOOR**

### **LIVING KITCHEN**

A stunning open plan living space with sitting and dining areas with bi folding doors leading to the garden and Velux windows. The kitchen comprises a range of stylish and modern fitted units with Quartz worktop and breakfast bar. Gas hob, double oven, integrated dishwasher and fridge/freezer.

### **UTILITY**

With fitted units and space for appliances.

### **CLOAKROOM**

With WC and basin set within a vanity unit.



## **FIRST FLOOR**

### **BEDROOMS**

There are three good side bedrooms on the first floor.

### **BATHROOM**

WC basin bath with shower above. Tiled walls and floor.

## **SECOND FLOOR**

### **LANDING**

There is a spacious landing, providing a useful study area.

### **BEDROOMS**

There are two further bedrooms on the top floor, including the master bedroom, which has an ensuite and fitted wardrobes.



### **ENSUITE**

A white modern suite comprising WC, basin set with vanity unit and shower. Heated towel rail.

### **OUTSIDE**

To the front of the property. There is parking for two vehicles and access to the garage/store.

To the rear of the property. There is an attractive landscaped garden with paved sitting area and artificial grass, enjoying an attractive outlook to the rear towards Haya Park.



**Tenure** - Freehold

**Council Tax Band** - D



Total Area: 130.1 m<sup>2</sup> ... 1400 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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