



VERITY
FREARSON

8 APPLEBY GREEN, KNARESBOROUGH, HG5 9NE

£585,000

8 APPLEBY GREEN,

Knaresborough, HG5 9NE

A spacious and well-presented four-bedroom detached home occupying a good-sized and attractive plot with double garage and garden, enjoying an open aspect to the rear over adjoining woodland.

This excellent family home has been modernised in recent years to a high standard by the current owners and provides generous and flexible accommodation. On the ground floor, the living space comprises a sitting room, dining room, a conservatory and study / snug, as well as a modern fitted kitchen and cloakroom. Upstairs, there are four bedrooms, including the main bedroom, which has a walk-in wardrobe and en-suite shower room, and a modern family bathroom. A particular feature of the property is the large garden with a generous drive, double garage and an attractive garden which enjoys a private aspect to the rear over the adjoining woodland.

The property is situated in a quiet position within this highly sought-after and fashionable development, and is surrounded by attractive, open countryside, the beautiful Nidd Gorge, just a short distance from Knaresborough town centre.



Sitting Room · Dining Room · Study/Snug · Kitchen · Cloakroom · Conservatory

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Double Garage · Attractive Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with a window and wall-mounted gas fire.

DINING ROOM

A further reception room with window overlooking the garden.

STUDY / SNUG

A further reception room or useful workspace with bay window and fitted shelving and cabinets.

KITCHEN

A modern fitted kitchen with a range of stylish units with worktop and breakfast bar and two sinks. Gas hob, double oven, integrated fridge / freezer and dishwasher. Space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden. Glazed roof.

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor, three of which have fitted wardrobes. The main bedroom has an en-suite shower room and large walk-in wardrobe.

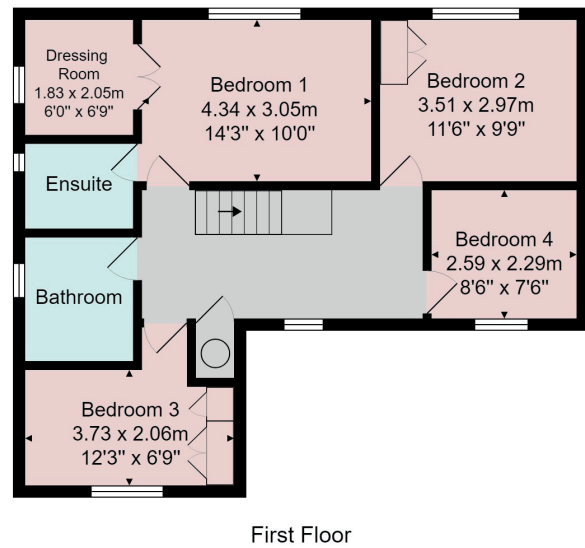
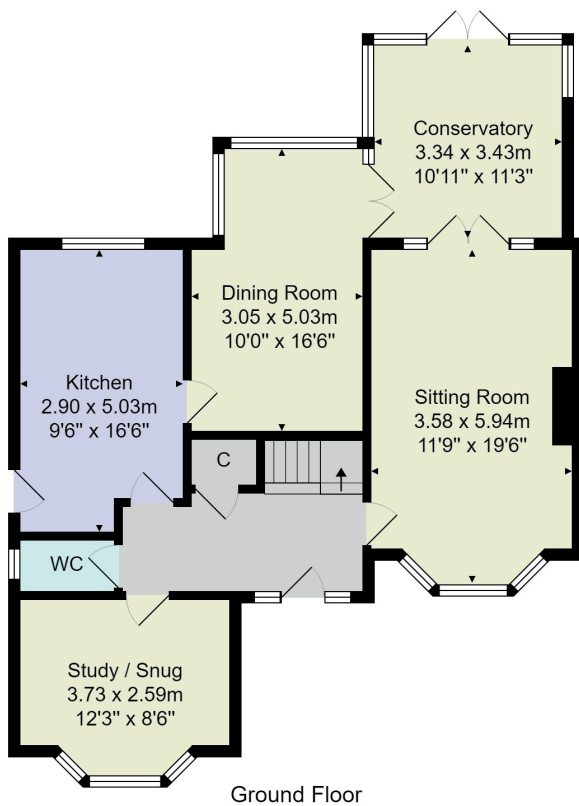
EN-SUITE SHOWER ROOM

A white modern suite, comprising WC, washbasin and shower. Heated towel rail.
Underfloor heating.

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower above. Heated towel rail. Under-floor heating.

FLOOR PLAN



Total Area: 150.2 m² ... 1617 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A driveway provides parking and leads to a detached double garage. At the rear, there is an attractive and good-sized garden enjoying an open aspect over the adjoining woodland with lawn, planted borders and paved sitting areas. A gate from the garden leads directly to the adjoining woodland and footpath.

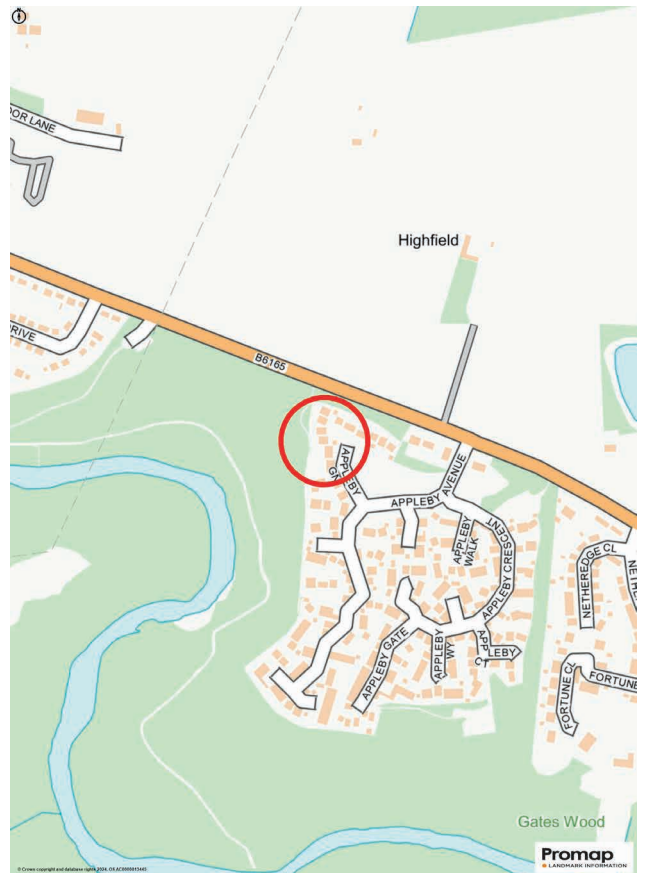
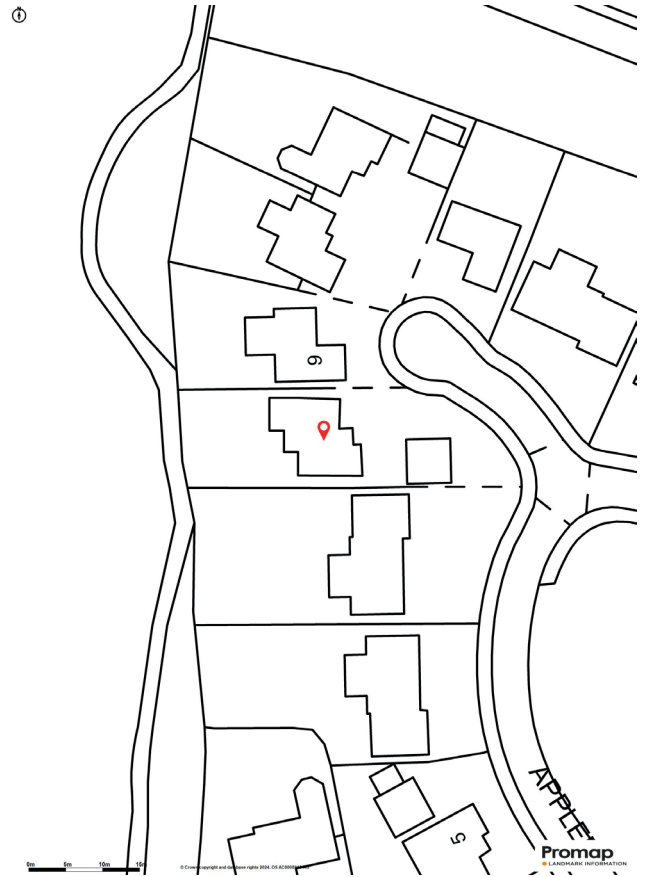
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk