



VERITY  
FREARSON

21 ABBEY CRAGS WAY, KNARESBOROUGH, HG5 8EF

OFFERS OVER £625,000



## 21 ABBEY CRAGS WAY,

*Knaresborough, HG5 8EF*

**An immaculately presented four-bedroomed detached family house forming part of a select development in this favoured district of Knaresborough, adjacent to the Nidd Gorge.**

This superb property offers spacious and well-appointed accommodation of generous proportions, featuring three reception rooms, large dining kitchen and a conservatory, occupying a generous plot with detached double garage and double-width driveway.

Abbey Crags Way is a select residential cul-de-sac within easy walking distance of Knaresborough's Market Place and all of the town's amenities. The property is also close to well-regarded primary and secondary schools, and beautiful walks along Abbey Road and the Nidd Gorge are immediately adjacent.



Lounge · Dining Room · Study · Dining Kitchen · Conservatory · Utility Room

4 Bedrooms · En-Suite Bathroom · Bathroom

Off-Road Parking · Double Garage · Garden













## ACCOMMODATION

### GROUND FLOOR

Front door leads to -

### ENTRANCE HALL CLOAKROOM

Low-flush WC and pedestal washbasin.

### LOUNGE

Double-glazed bay window to front and feature fireplace with marble inset and hearth and living-flame gas fire. Coved ceiling. Multi-panel glazed double doors lead to -

### DINING ROOM

Double-glazed window to rear.

### STUDY

Double-glazed window to front and coved ceiling.

### DINING KITCHEN

Double-glazed window to rear. Extensive range of modern fittings comprising base cupboards with work surfaces above having inset single-drainer sink, tiled splashbacks and matching wall-mounted units. Integrated extractor hood and

dishwasher. Patio doors lead to -

### CONSERVATORY

Being of uPVC double-glazed construction with French doors leading to the private rear garden.

### UTILITY ROOM

Double-glazed window to side. Fitted base cupboards, inset single-drainer stainless-steel sink above and wall-mounted units. Exterior door to side, gas central heating boiler and plumbing for washing machine.

### FIRST FLOOR LANDING

Large linen cupboard and access hatch to roof space.

### BEDROOM 1

Double-glazed window to front, coved ceiling and a single and two fitted double wardrobes.

### EN-SUITE BATHROOM

Double-glazed window to side. Modern suite comprising low-flush WC, pedestal washbasin, shower cubicle

and bath. Fully tiled walls and heated towel rail.

### BEDROOM 2

Double-glazed window to rear and coved ceiling. Fitted double wardrobe and further fitted storage cupboard.

### BEDROOM 3

Double-glazed window to front and coved ceiling. Fitted double wardrobe and fitted storage cupboard.

### BEDROOM 4

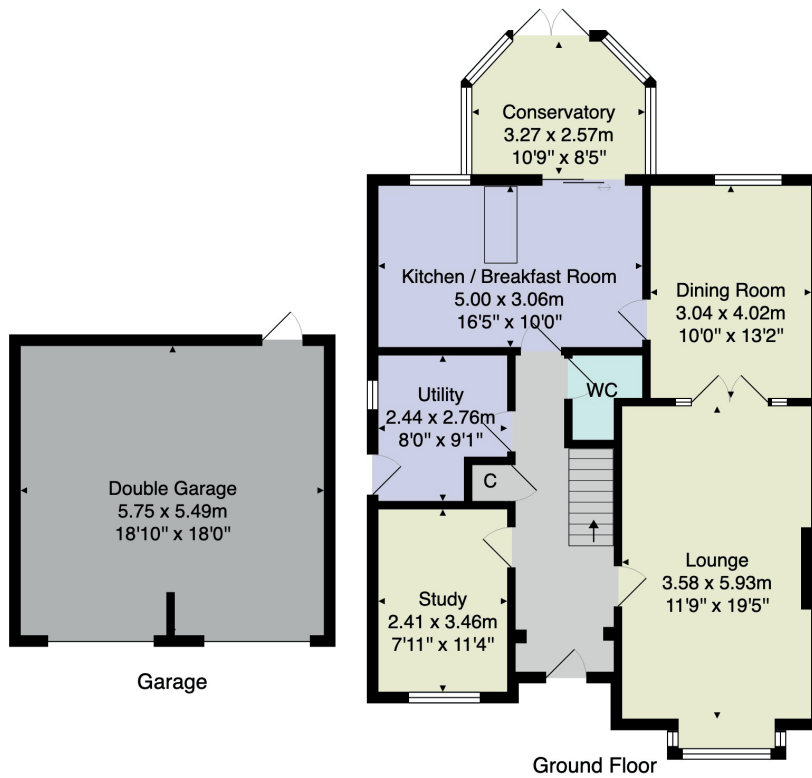
Double-glazed window to rear and coved ceiling. Fitted double wardrobe.

### BATHROOM

Double-glazed window to side. Modern suite comprising low-flush WC, pedestal washbasin, panelled bath and shower cubicle. Fully tiled walls. Airing cupboard housing the hot-water cylinder.



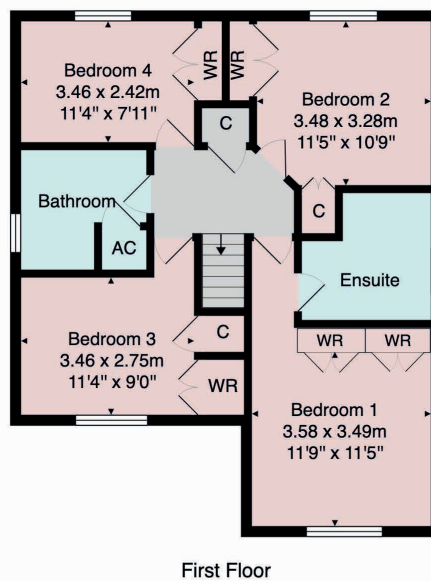
# FLOOR PLAN



Total Area: 161.6 m<sup>2</sup> ... 1740 ft<sup>2</sup> (excluding double garage)

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

The property occupies a generous plot with a double-width frontage and wide block-paved driveway leading to a detached double garage (18'10 x 18') with two electrically-operated roller doors to the front and personnel door to rear, power and light. To the rear there is a private, enclosed lawned and gravelled garden with well-stocked flower borders.

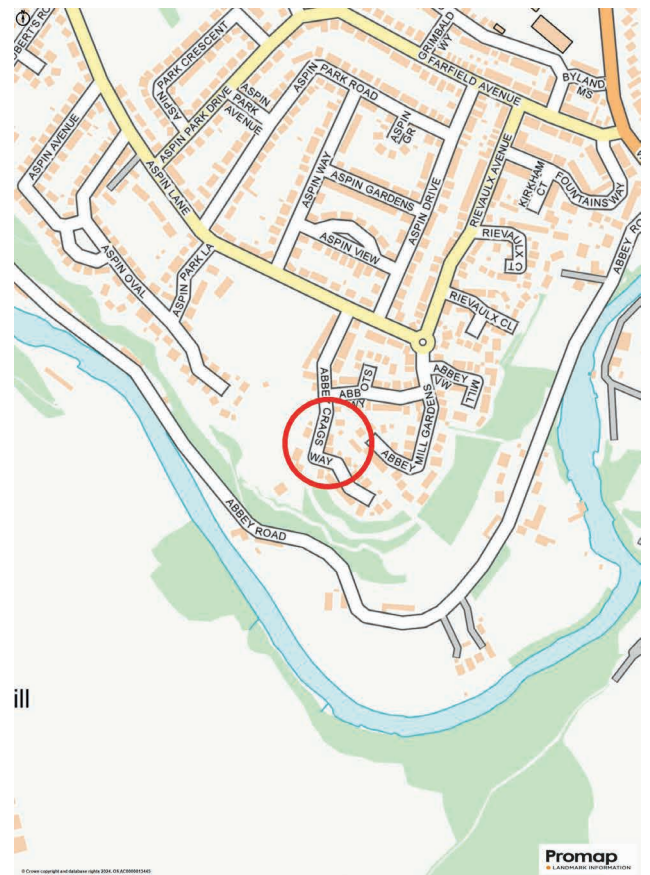
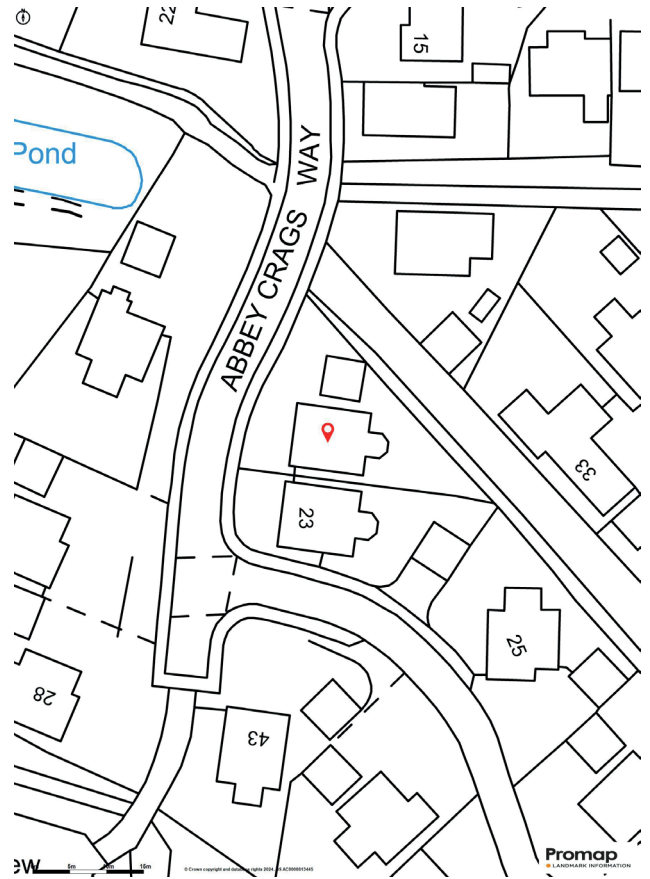
### Services

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		85
(69-80)	C	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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