



8 BAR LANE, KNARESBOROUGH HG5

GUIDE PRICE £695,000



# Immaculate modern detached family home with south facing garden.

8 Bar Lane is a luxurious detached property which was constructed in 2021 and benefits from the remainder of a building warranty. This excellent house has been further improved by the current owner and offers stylish interiors with a superb, landscaped south facing rear garden.

The spacious accommodation is arranged over two floors and briefly comprises a welcoming central reception hall with stairs to the upper floor, generous living room overlooking the front garden, guest w/c, open plan living/dining kitchen space, and separate utility room.

The fantastic living kitchen area spans the full width of the house with shaker style cabinetry, quartz work surfaces, breakfast bar seating, and integrated appliances to one end, a dining area with views of the garden in the centre, and a cosy sitting area with a feature inset gas fire to the other end - this spectacular space is ideal for families, entertaining guests, and enjoying direct access via bi-folding doors to the beautifully landscaped south facing rear garden.



**Tenure**  
Freehold

**Local Authority**  
North Yorkshire Council

**Council Tax Band**  
Band F

**EPC Rating**  
B





# Accommodation continued...

Upstairs, a generous central landing provides access to a principal bedroom with walk-in wardrobe and an impressive en suite with twin sinks and large walk-in shower. There are four further bedrooms, one with its own en suite shower room and three with fitted wardrobes, and a luxurious house bathroom.

## Outside

To the front of the house a tarmac driveway provides off street parking for two vehicles side by side in front of the integral garaging with electrically operated roller shutter door. A particular feature is the south facing, fully enclosed rear garden which has just been newly landscaped. An expansive terrace off the kitchen leads to a raised lawn and adjacent composite decked area with space for an inset spa.





## Location

Bar Lane is an ever-popular location on the edge of the historic market town of Knaresborough where there is excellent shopping, recreational and school facilities. Fantastic commuter links are available nearby including the A1(M) and rail links from Knaresborough to Harrogate, Leeds, and York.

## Services

All mains services are connected to the property. Gas fired central heating is installed. EV charge point to the side of the house.

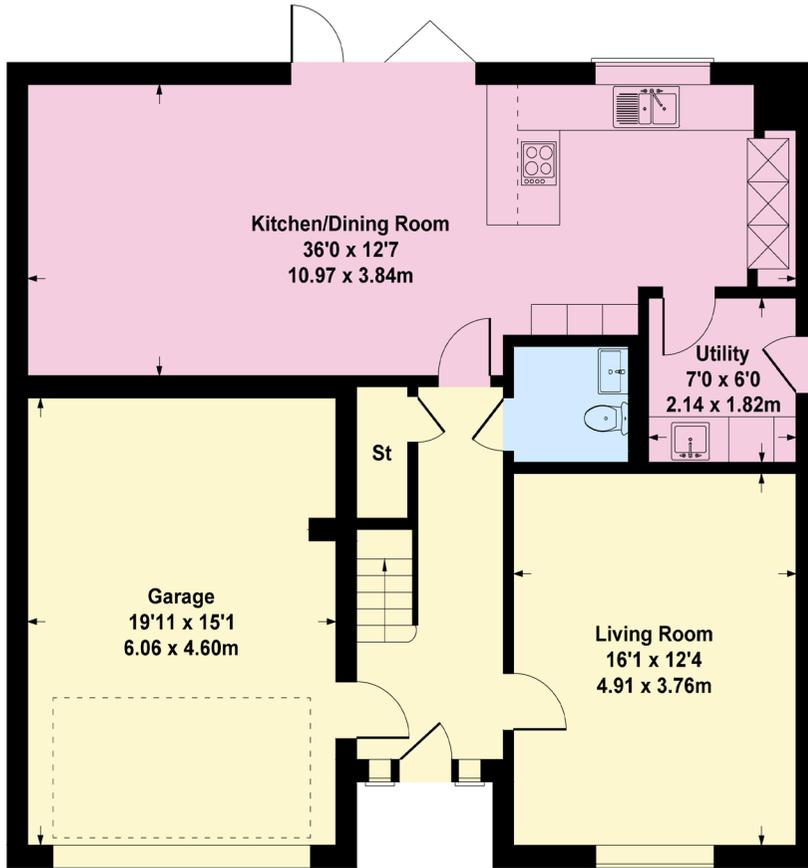
## Directions - HG5 0QG

Heading away from Bond End at Knaresborough along the A6055 (Boroughbridge Road) continue past the Kia car garage (Piccadilly Motors) on your left hand side and take the third turning off the roundabout onto Bar Lane where the house can be found on the right hand side of the road.

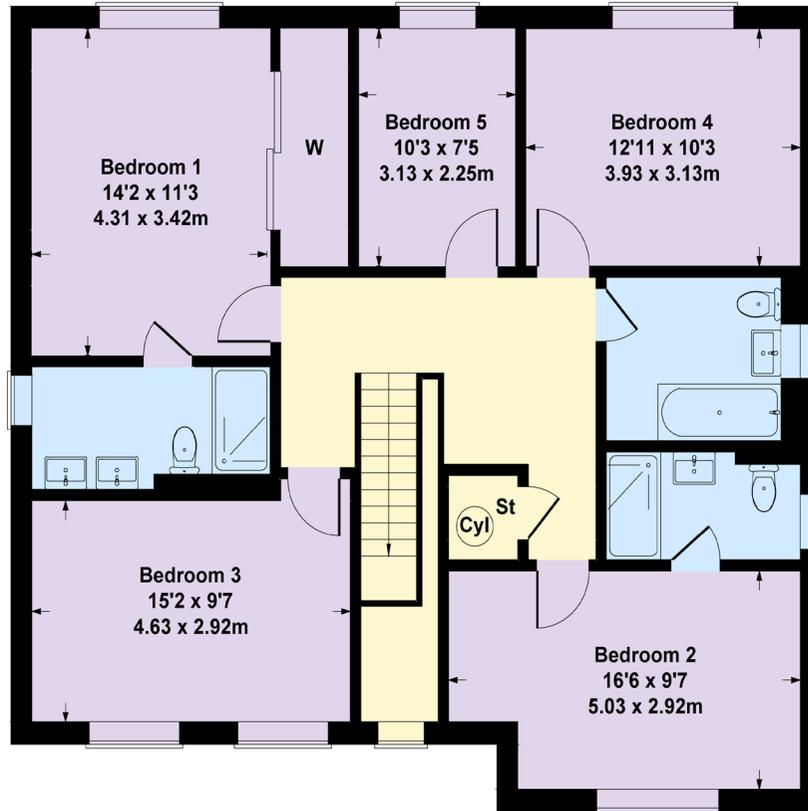
## Viewing Arrangements

Strictly by appointment via the selling agent – North Residential  
Tel: 01423 530088  
Email: [harrogate@northresidential.co.uk](mailto:harrogate@northresidential.co.uk)



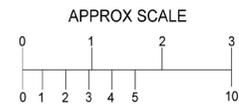


**GROUND FLOOR**



**FIRST FLOOR**

**8 Bar Lane, Knaresborough, HG5 0QG**



**APPROXIMATE GROSS INTERNAL AREA**  
House - 1970 sq ft - 183 sq m  
Garage - 280 sq ft - 26 sq m  
Total - 2250 sq ft - 209 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

**PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at [www.northresidential.co.uk](http://www.northresidential.co.uk).

Particulars dated May 2024. Photographs and videos dated May 2024.

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