



VERITY  
FREARSON

8 APPLEBY AVENUE, KNARESBOROUGH, HG5 9LZ

GUIDE PRICE £600,000



## 8 APPLEBY AVENUE,

*Knarborough, HG5 9LZ*

**A beautifully presented four-bedroom detached family home with attractive garden, driveway and double garage, situated within this popular development surrounded by beautiful open countryside and close to Knarborough.**

The well-presented accommodation provides generous living space comprising a large sitting room with open fire, together with a separate dining room, quality fitted kitchen, utility and downstairs WC. Upstairs, there are four bedrooms, including a main bedroom with en-suite and a modern bathroom. The property occupies a generous plot with drive and detached double garage and an attractive rear garden with well-stocked planted borders and sitting areas.

Situated in a quiet position close to the nearby green within this highly sought-after and fashionable development, and is surrounded by attractive open countryside, the beautiful Nidd Gorge and is just a short distance from Knarborough town centre.



2 Reception Rooms · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Detached Double Garage · Attractive Landscaped Gardens.











## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A large reception room with glazed doors leading to the garden. Attractive fireplace with open fire.

#### **DINING ROOM**

A further reception room with bay window.

#### **KITCHEN**

With a range of fitted units with granite worktop, island and breakfast bar. Range cooker, integrated dishwasher and fridge / freezer.

#### **UTILITY ROOM**

With fitted units. Door leads outside.

#### **CLOAKROOM**

With WC and washbasin.

### **FIRST FLOOR** **BEDROOMS**

There are four good-sized bedrooms on the first floor, including the main bedroom with en-suite and fitted wardrobes.

#### **EN-SUITE SHOWER ROOM**

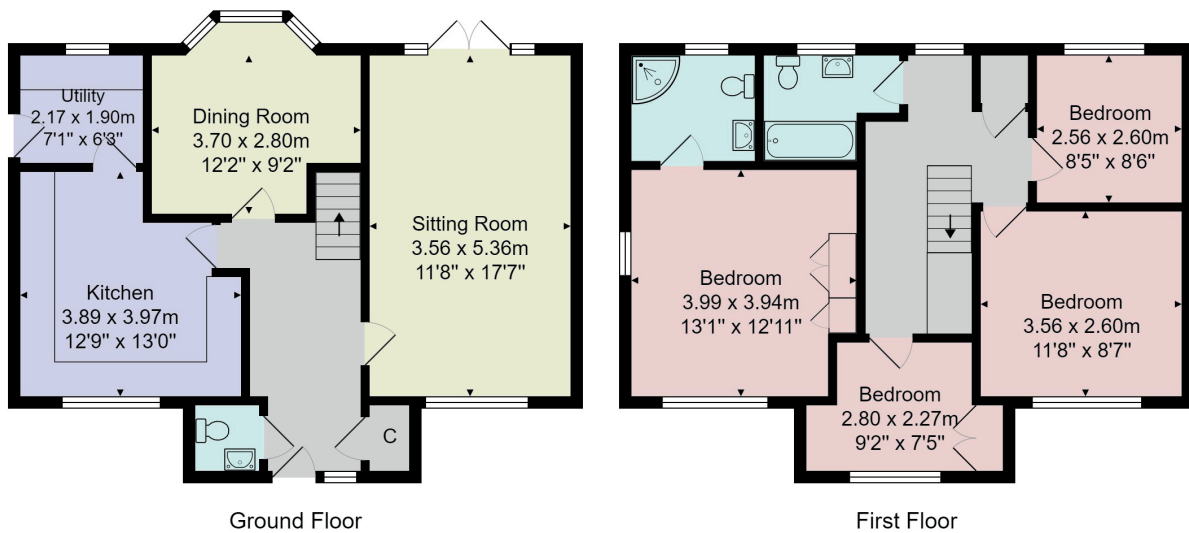
A white suite comprising WC, basin set within a vanity unit and shower.

#### **BATHROOM**

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.



# FLOOR PLAN



Total Area: 128.2 m<sup>2</sup> ... 1379 ft<sup>2</sup>

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.

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### Outside

A block-paved drive provides parking and leads to a detached double garage. To the rear of the property there is an attractive landscaped garden with planted borders and paved sitting areas. Timber garden shed.

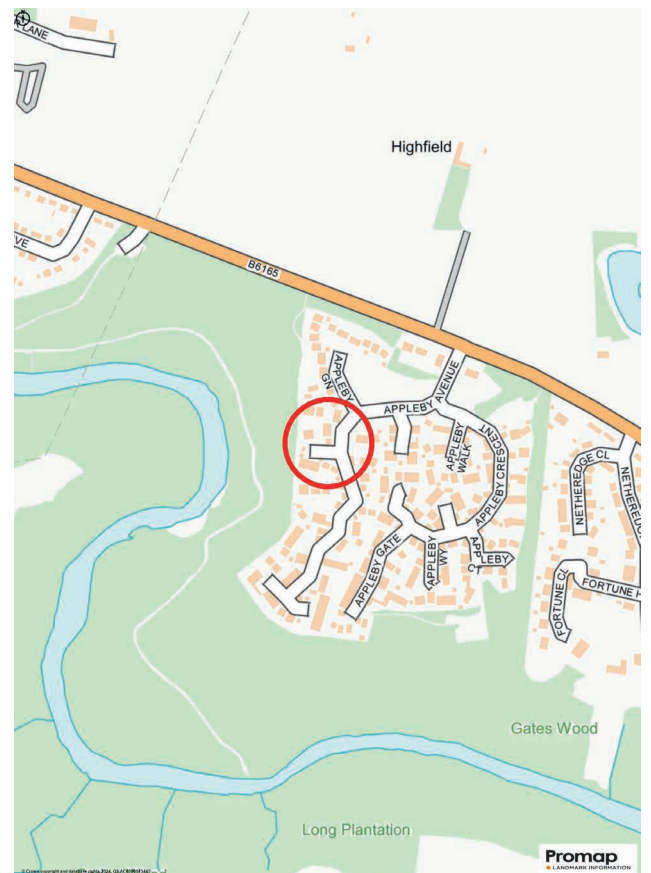
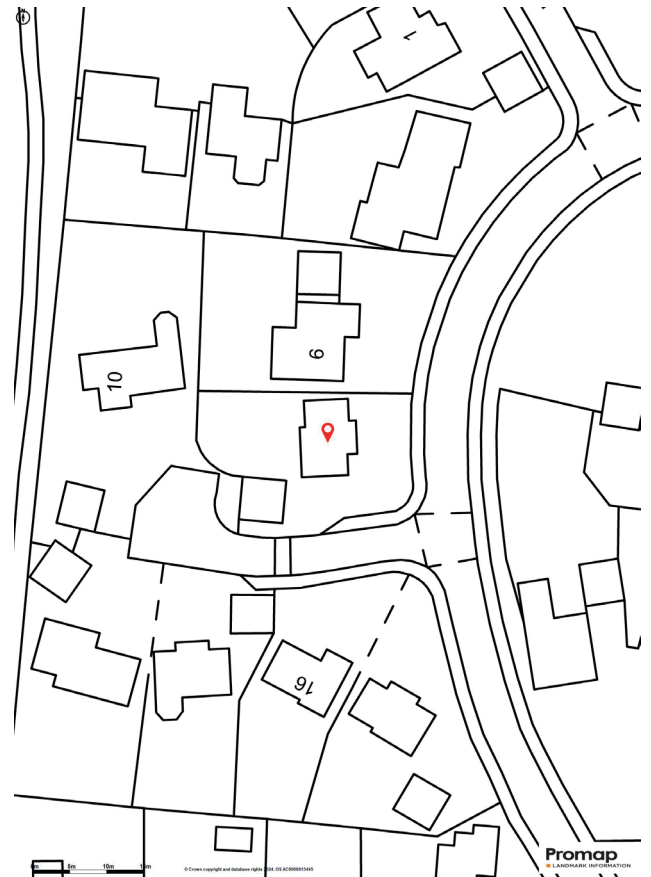
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



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