



VERITY
FREARSON

35 APPLEBY CRESCENT, KNARESBOROUGH, HG5 9LS

OFFERS OVER £525,000

35 APPLEBY CRESCENT,

Knaresborough, HG5 9LS

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

The well-presented accommodation provides generous living space comprising a large sitting room with wood-burning stove, together with a dining kitchen, utility room and cloakroom. Upstairs, there are four bedrooms, including a main bedroom with en-suite, and there is a modern bathroom. The property occupies a generous plot with driveway and integral garage, and an attractive rear garden with well-stocked planted borders and sitting areas.

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 and is just a short distance from Knaresborough town centre.



Sitting Room · Dining Kitchen · Conservatory · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Garage · Attractive Lawned Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A spacious reception room with bay window and wood-burning stove.

CLOAKROOM

With WC and washbasin.

DINING KITCHEN

With tiled flooring and spacious dining area with glazed doors leading to a conservatory. A modern fitted kitchen has a range of wall and base units with worktop and breakfast bar. Induction hob, integrated double oven, microwave, dishwasher and fridge / freezer.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

CONSERVATORY

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

FIRST FLOOR

BEDROOMS

There are four bedrooms on the first floor. The two larger bedrooms have fitted wardrobes, and the main bedroom has an en-suite shower room. There is also access to eaves storage space.

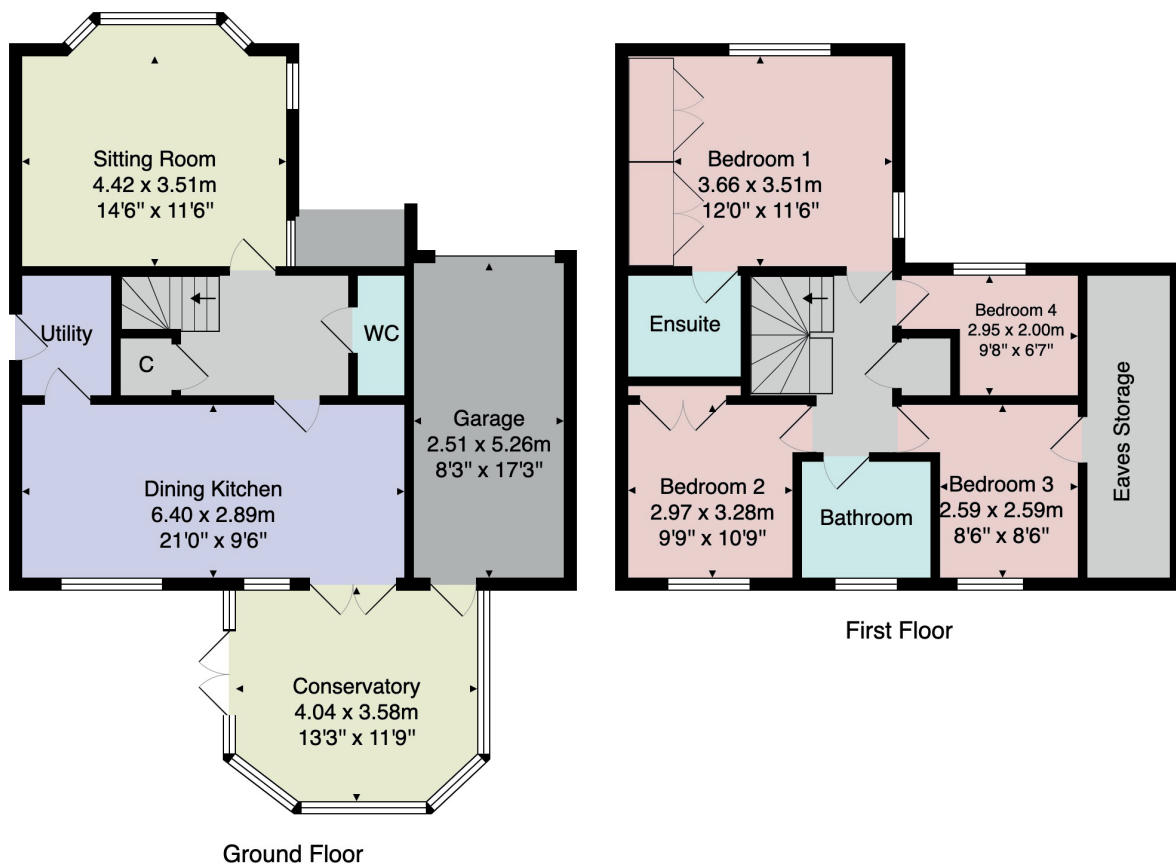
EN-SUITE SHOWER ROOM

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

BATHROOM

With WC, washbasin, and bath with shower above. Heated towel rail.

FLOOR PLAN



Total Area: 120.1 m² ... 1293 ft² (excluding garage, eaves storage)

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 drive provides parking and leads to an integral garage with light and power. There is an attractive rear garden with lawn, patio and planted borders.

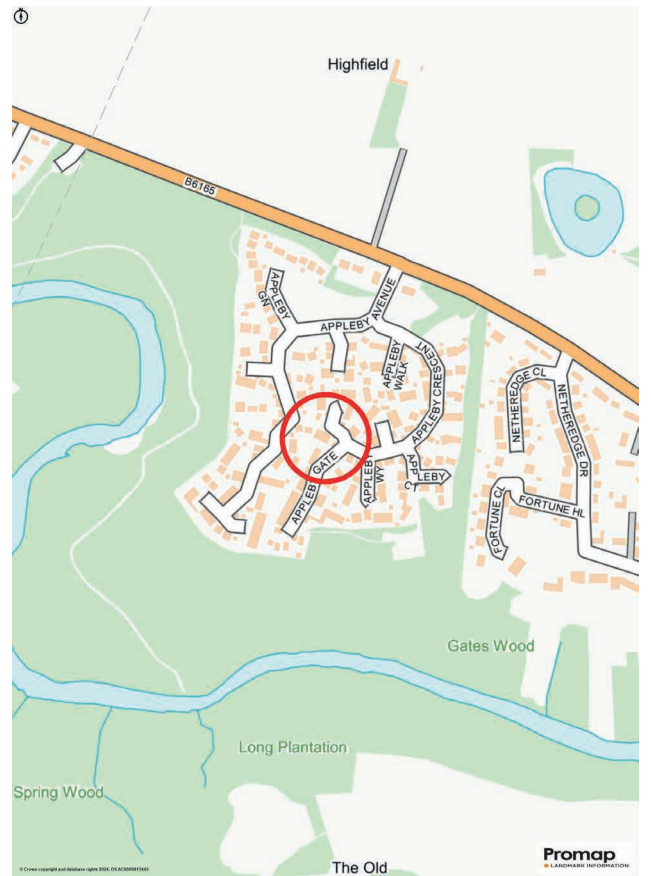
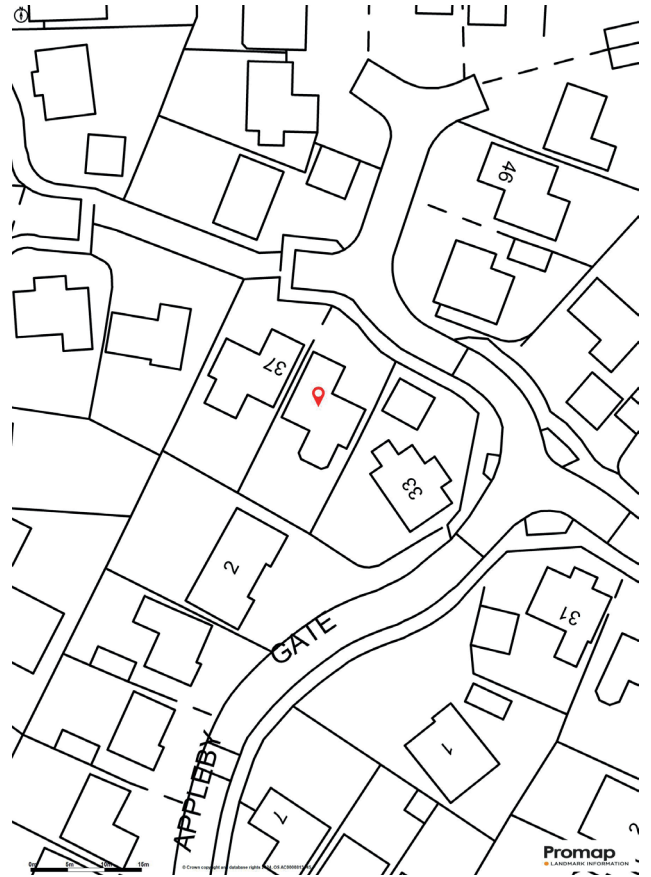
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82
WWW.EPC4U.COM			

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