

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



3 Appleby Walk, Knaresborough, North Yorkshire, HG5 9LT

£525,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

3 Appleby Walk, Knaresborough, North Yorkshire, HG5 9LT

A substantially extended, detached family house featuring four good-sized bedrooms plus a large open-plan living / dining kitchen, forming part of a family-friendly cul-de-sac in this popular residential district of Knaresborough.

This superb home offers beautifully presented accommodation, in very good order throughout, with well-appointed kitchen and bathroom fittings, together with full gas central heating, double glazing and a brand-new boiler.

Quiet cul-de-sac setting forming part of a popular residential development on the outskirts of Knaresborough and adjacent to the beautiful Nidd Gorge. Convenient for daily access to Knaresborough and Harrogate, and close to open countryside.





GROUND FLOOR

Front door leads to –

ENTRANCE PORCH

Inner door leads to –

ENTRANCE HALL

CLOAKROOM

Low-flush WC and pedestal washbasin. Double-glazed window to front.

LOUNGE

Plus double-glazed window to front and two further double-glazed windows to side. Modern gas fire, laminate flooring and coved ceiling.

KITCHEN

Double-glazed window to rear. Extensive range of good-quality modern fittings and island. Electric hob with extractor hood above and double oven and microwave. Integrated dishwasher and fridge / freezer. Tiled floor with under-floor heating. Open plan to –

FAMILY ROOM

With tiled floor, double-glazed windows to rear and double-glazed double French doors leading to the rear garden. Under-floor heating.

PLAY ROOM / STUDY

Double-glazed window to front and laminate wood flooring.

UTILITY ROOM

uPVC exterior door to side. Plumbing for washing machine and gas central heating boiler.

FIRST FLOOR

BEDROOM 1

Double-glazed windows to front and side and two fitted double wardrobes.

EN-SUITE SHOWER ROOM

Double-glazed window to side. Designer suite with shower cubicle, low-flush WC and pedestal washbasin. Fully tiled walls, chrome heated towel rail and under-floor heating.

BEDROOM 2

Two double-glazed windows to front.

BEDROOM 3

Double-glazed window to rear.

BEDROOM 4

Double-glazed window to rear and fitted double wardrobes.

BATHROOM

Modern suite comprising low-flush WC, pedestal washbasin and bath with shower above and screen adjacent. Fully tiled walls, chrome heated towel rail and under-floor heating.

OUTSIDE

Lawned garden to front. Block-paved driveway provides ample off-road parking. To the rear there is an enclosed garden with block-paved patio and artificial lawn, for ease of maintenance.

Tenure - Freehold

Council Tax Band - F



Total Area: 140.1 m² ... 1508 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.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk