



5 Appleby Grove, Knaresborough, North Yorkshire, HG5 9NQ

**£425,000**

Guide Price

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An extended 4 bedroom detached family house enjoying an attractive cul-de-sac position in this popular residential district of Knaresborough.

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This superb home offers well presented accommodation, with modern kitchen and bathroom fittings, together with full gas central heating and double glazing. Enclosed rear gardens and double garaging. Offered for sale with no chain.

The property is well presented throughout, briefly comprising of dining kitchen, living room, family room , utility room and downstairs WC. On the first floor, there are four good sized bedrooms with the main bedroom benefitting from an ensuite shower room. There is also a modern house bathroom.

Appleby Grove is a Quiet cul-de-sac, forming part of a popular and fashionable and 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.





Upon entering the property, you will find a well-proportioned living room situated to the front of the property with double doors leading on to the kitchen diner.

Fantastic dining kitchen, ideal for growing families, with spacious dining area, wood effect flooring and external door giving easy access to the side of the property.

The kitchen itself comprises a range of modern wall and base units with gas hob, built in electric oven, integrated fridge, microwave & integrated dishwasher.

Double doors leading through an additional reception / family room , which would make a fantastic home office or playroom. Door leading to the rear garden.

Utility room fitted with plumbing for a washing machine and room for tumble dryer.

Downstairs WC with hand basin. To the first floor, there are four good sized bedrooms.

The main bedroom benefits from further built in storage and from an ensuite fitted with a walk-in shower unit, basin & vanity unit, WC and a heated towel.

House bathroom with a modern white suite with WC, wash basin, and shower over bath.

Boiler in cupboard located on the first-floor landing offer additional storage.

#### **OUTSIDE**

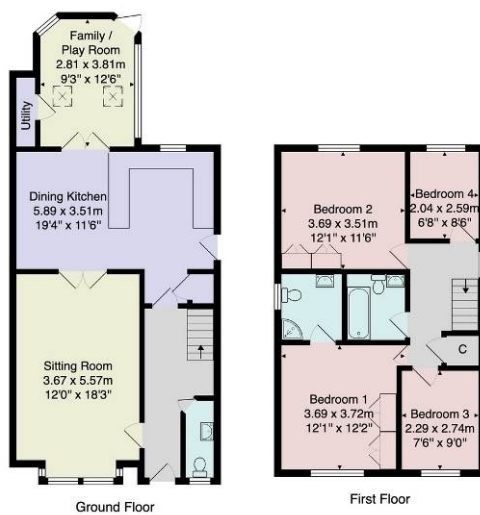
Arriving at the property you will find the driveway with room for multiple vehicles. Double garage with electric remote controlled garage door, lighting, power, kitchen units and sink. The garage has been practically divided offering plenty of storage as well as potential to be used as a playroom or workshop. Stone paved patio with room for a breakfast table, access to both the sides of the property as well as the rear garden.

To the rear of the property there is a level lawn garden as well as a stone built BBQ and patio area, ideal for outside entertaining.

**Tenure** - Freehold

**Council Tax Band** - F





Total Area: 125.1 m<sup>2</sup> ... 1346 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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