



VERITY
FREARSON

BANKSFIELD, LANDS LANE, KNARESBOROUGH, HG5 9DE

GUIDE PRICE £965,000

BANKSFIELD, LANDS LANE,

Knaresborough, HG5 9DE

A fantastic opportunity to purchase a substantial detached property occupying a generous plot, situated in this prime Knaresborough position.

This charming house provides generous and flexible accommodation. On the ground floor there is a reception hallway with oak staircase leading to the first floor. There is a stunning main reception room with wood-panelled walls and attractive fireplace as well as a separate sitting room, dining room, modern kitchen and downstairs WC. There is also a useful ground-floor office, and on the first floor there are four bedrooms, a bathroom and en-suite shower room. The property occupies a particularly generous plot and has a large and attractive rear garden, as well as a drive and integral double garage.

The property occupies a delightful position within this prime residential district of Knaresborough being just a short walk or drive from the town centre and surrounded by attractive countryside.

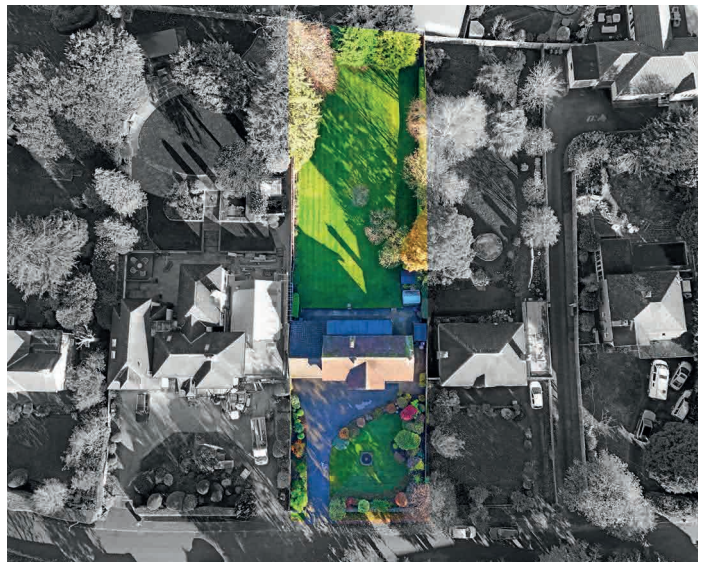


The Oak Room · Sitting Room · Office · Kitchen · Dining Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Double Garage With Utility Area · Generous Plot (approx 1/3 of an acre)







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A charming reception hall with oak staircase leading to the first floor.

THE OAK ROOM

A reception room with wood-panelled walls and attractive feature fireplace with living-flame gas fire. Patio doors lead to the front garden.

SITTING ROOM

A further reception room with a large window overlooking the rear garden.

OFFICE

Providing a useful workspace or storage area.

KITCHEN

With a range of modern fitted units with gas hob, integrated double oven, microwave, dishwasher and fridge. Space for dining area. Access to the large integral garage.

DINING ROOM

A further reception room with gas fire.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

A white suite, comprising WC, washbasin and shower.

BEDROOM 2

A large double bedroom with fitted wardrobes.

BEDROOM 3

With window overlooking the garden. Washbasin set within a vanity unit.

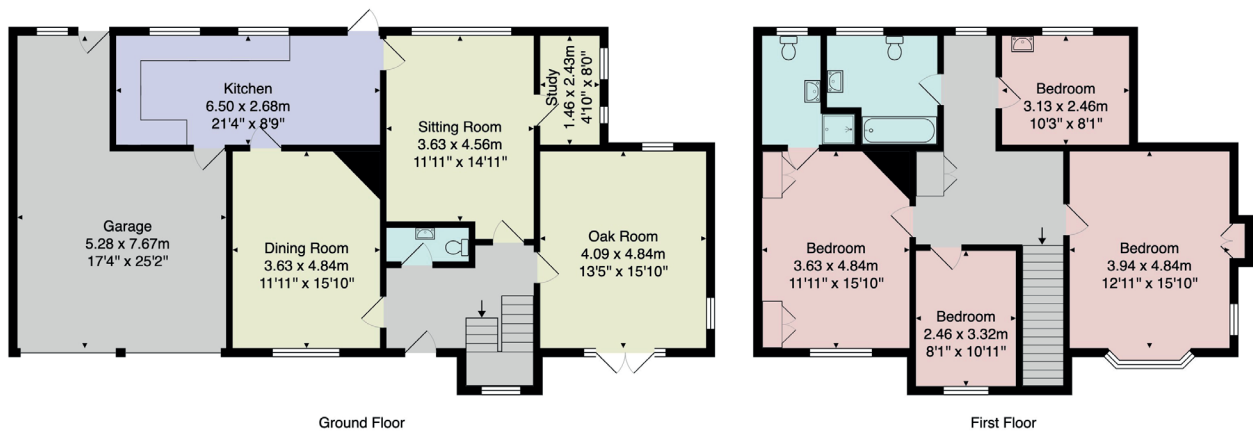
BEDROOM 4

A further bedroom with window to front.

BATHROOM

With WC, washbasin and bath with shower above.

FLOOR PLAN



Total Area: 209.7 m² ... 2257 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.
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Outside

A generous drive provides ample off-road parking and leads to a large integral double garage with utility area. Lawned garden to front with planted border. The property occupies a generous plot extending to approximately one-third of an acre. The rear garden is of particularly good proportions with greenhouse, shed, planted fruit trees, and extensive lawn.

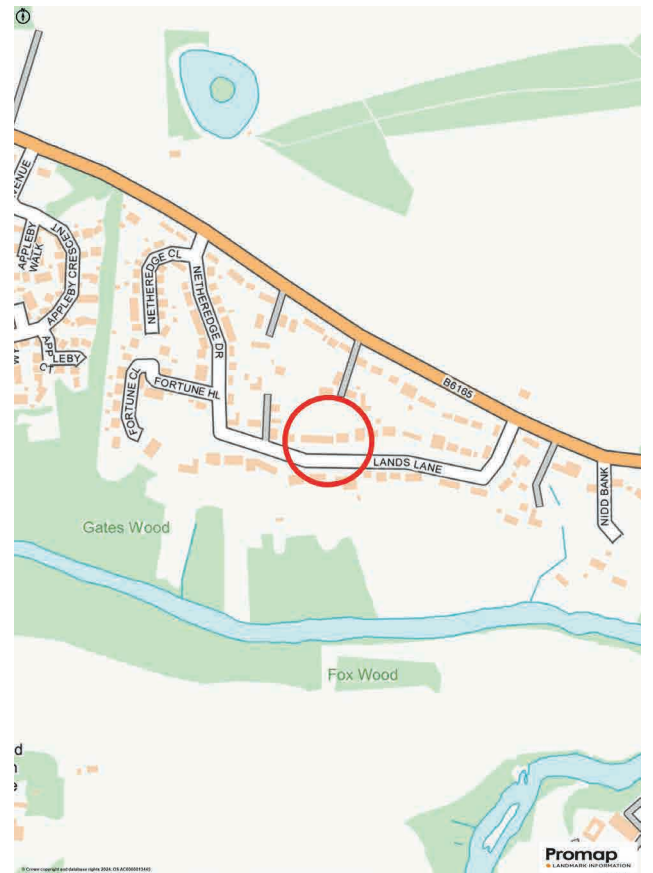
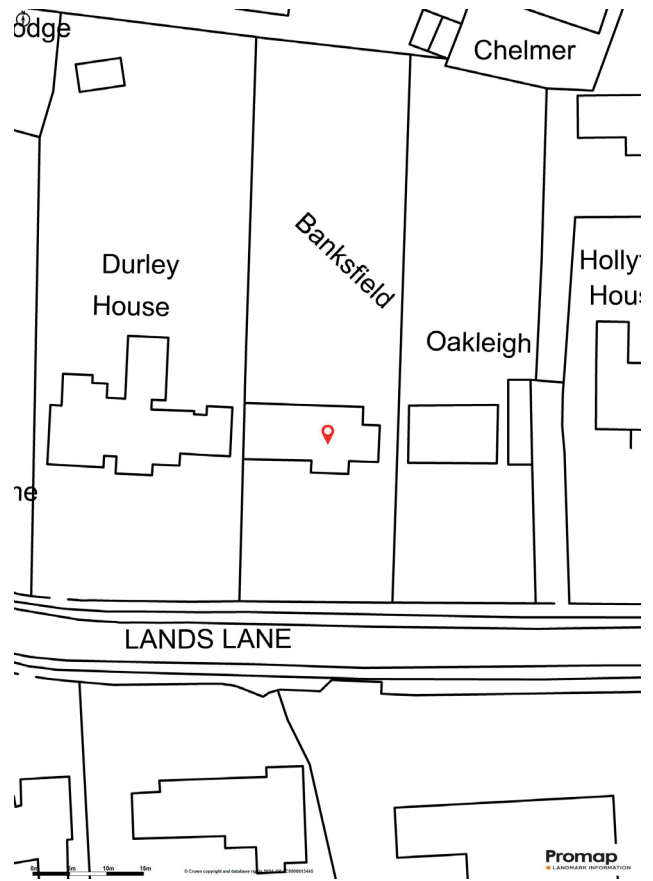
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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