



VERITY
FREARSON

23 COPPER CLOSE, KNARESBOROUGH, HG5 0FN

OFFERS OVER £500,000

23 COPPER CLOSE,

Knaresborough, HG5 0FN

A spacious and beautifully presented four-bedroom detached modern property with garage and attractive garden, forming part of this popular new development, close to Knaresborough town centre. This excellent property provides generous and flexible accommodation.

On the ground floor there is a large sitting room, together with separate dining room, modern kitchen, study / snug and downstairs utility / cloakroom. Upstairs, there are four very good sized bedrooms, modern bathroom and en-suite shower room. This delightful property occupies an attractive position within the development on a quiet street and has a lawned garden, driveway and garage.

The property is well served by excellent local amenities and is just a short distance from Knaresborough town centre.



Sitting Room · Kitchen · Dining Room · Study/Snug · Utility/WC

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with patio doors leading to the garden.

KITCHEN

With a range of modern fitted units with gas hob, integrated double oven, fridge / freezer and dishwasher. Double doors lead to the dining room.

DINING ROOM

A further reception room providing a dining area with patio doors leading to the garden.

STUDY / SNUG

A further reception room or useful workspace.

UTILITY / CLOAKROOM

With WC. Fitted units with worktop, sink and integrated washing machine.

FIRST FLOOR BEDROOMS

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

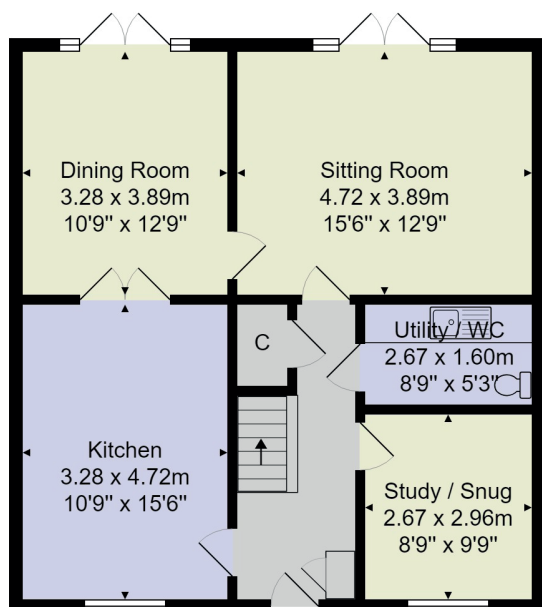
EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

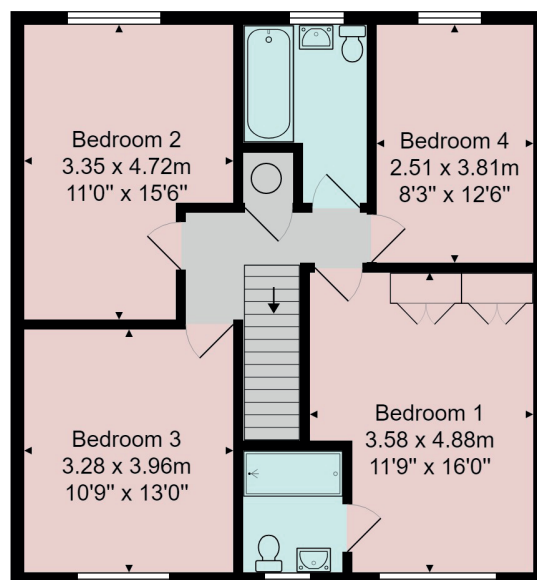
BATHROOM

With WC, washbasin and bath.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 143.1 m² ... 1541 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 drive provides parking and leads to a garage. There is an attractive rear garden with lawn, patio and planted borders.

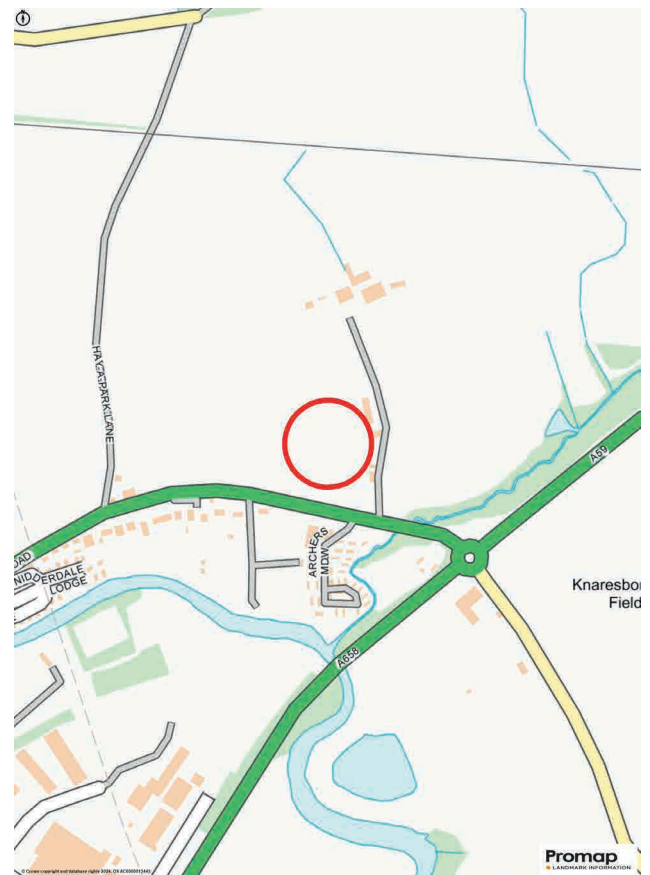
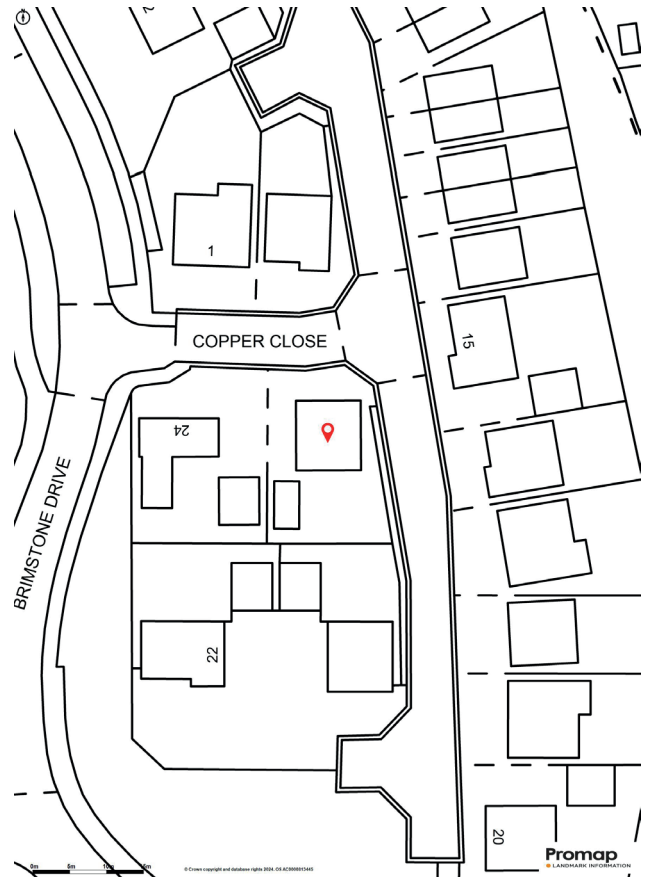
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(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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