



THE GABLES, KNARESBOROUGH

OFFERS OVER £800,000



A truly stunning four-bedroom detached home in the sought after Scriven area.

Boasting breathtaking views, impeccable interiors, and exceptional practicality, this exquisite four-bedroom detached family residence is set within beautifully landscaped gardens and features a double garage. Nestled in the highly coveted Scriven area of Knaresborough, it offers a truly enviable living experience.

6 The Gables offers a perfect blend of modern comfort and classic style, featuring a bright, open-plan kitchen and dining area, a generous sitting room with stunning views, and a stylish sunroom that opens onto a private garden.

Situated just a short distance from Knaresborough's vibrant town centre and scenic riverside, this home provides an ideal setting for family living in North Yorkshire.



Tenure	Local Authority	Council Tax Band	EPC Rating
Freehold	North Yorkshire Country Council	Band G	C



Property Description

The welcoming double-width entrance hall features durable Karndean flooring, leading to a stylish cloakroom.

A highlight of the ground floor is the double-height sunroom, with glass walls on two sides, offering panoramic views and connection to the kitchen, terrace, and reception room—ideal for entertaining or relaxing.

The elegant reception room boasts a contemporary stone fireplace, with log burner, and large windows that frame the rear views. The spacious kitchen and dining room spans the depth of the house and opens to a raised deck with spectacular views.

Tiled floors sweep from the dining area, overlooking the front garden, to the large family kitchen, central island boasting informal coffee bar, island large four ring induction hob with hanging extractor above, and storage beneath. There are a range of base and wall units to either side of the room, providing generous storage. The kitchen also benefits from underfloor heating.

Upstairs, the landing overlooks the sunroom and provides an excellent space for a home office or library. The generous main bedroom enjoys countryside views, mirrored wardrobes, and a contemporary ensuite.

The second bedroom features an ensuite and built-in wardrobe, while two additional double bedrooms offer flexible space. The modern family bathroom includes a separate bath and shower.

A large double garage offers ample space for two vehicles and is equipped with two electronic doors providing access from the front of the house. This area would also make an ideal workshop or storage space.





Outside

Externally, the property is fronted by a gravelled garden with decorative pots and offers off-street parking for up to three cars. A path leads to the front door, sheltered by a stylish portico, protecting you from the elements. The rear garden can be accessed via either side of the house, with one side currently being used as a storage area complete with a shed.

The rear garden is beautifully landscaped and enjoys sunshine throughout the day. A raised decking area with glass balustrades can be accessed from both the kitchen and sunroom, providing an ideal spot for al fresco dining or relaxation. Steps lead down to a path that winds around the manicured lawn, and at the far side of the garden, there is a delightful seating area with a summerhouse (with electricity supplied), perfect for enjoying the outdoor space in comfort.



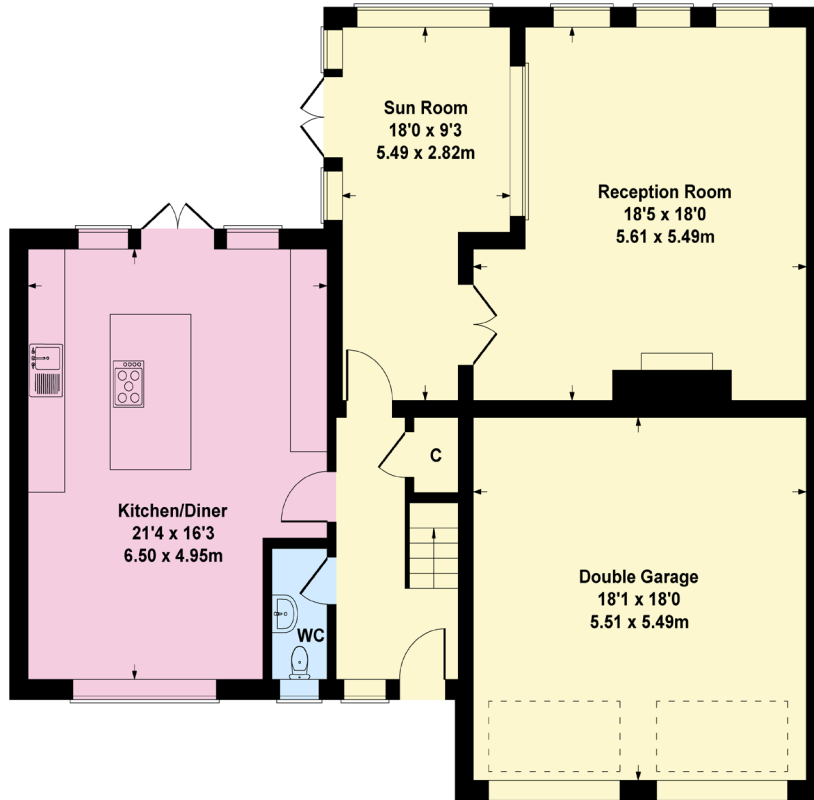
Services

We are advised that all mains' services are connected to the property. Gas fired central heating is also installed.

Directions - HG5 9EB

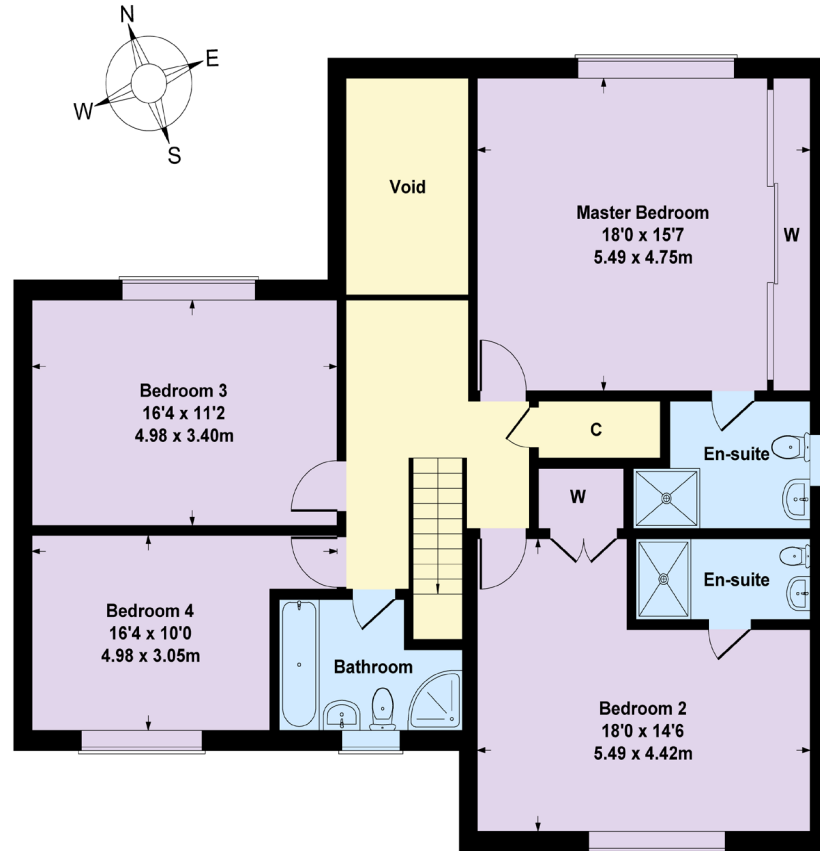
From Bond End in Knaresborough, proceed along Boroughbridge Road and turn left onto the Scriven Road. At the roundabout proceed straight over onto The Gables. Follow the road round to the left. The property is situated on your right hand side.





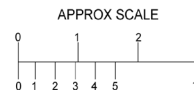
GROUND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.



FIRST FLOOR

6 The Gables, Knaresborough



APPROXIMATE GROSS INTERNAL AREA
Main House = 2120 sq ft - 197 sq m
Garage = 327 sq ft - 30 sq m
Total = 2447 sq ft - 227 sq m

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated November 2024. Photographs and videos dated November 2024.

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