



VERITY
FREARSON

13 LARCH CLOSE, KNARESBOROUGH, HG5 0UL

OFFERS OVER £500,000

13 LARCH CLOSE,

Knarborough, HG5 0UL

A beautifully presented four-bedroom modern detached house with garden and garage, forming part of this popular new development close to Knarborough town centre.

This superb property provides spacious and very well-presented accommodation with a stunning open-plan dining kitchen overlooking the rear garden, together with a large sitting room, study, cloakroom and utility room. Upstairs, there are four good-sized bedrooms, including a master bedroom which has an en-suite shower room, and a modern house bathroom. To the rear of the property there is an attractive garden with large patio.

The Pastures is a popular development which was completed in 2017, in a most convenient location on the edge of Knarborough and open countryside, providing easy access to the A1(M).



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

4 Bedrooms · En-Suite Shower Room · Bathroom · Loft Space

Off-Road Parking · Garage · EV Charging Point · Good-Sized Lawned Garden







ACCOMMODATION

GROUND FLOOR **ENTRANCE HALL**

SITTING ROOM

A spacious reception room with a window to front and fireplace.

STUDY / SNUG

Providing a useful workspace or additional sitting area with window to front.

CLOAKROOM

With WC and washbasin. Window to side. Under-stairs cupboard.

DINING KITCHEN

With a spacious dining area and windows and glazed doors overlooking the garden. The kitchen comprises a range of modern wall and base units with gas hob and electric double oven. Integrated dishwasher and fridge / freezer.

UTILITY ROOM

With fitted units, worktop and sink. Integrated washing machine and space for a tumble dryer. Door to rear.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and window to front.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and large walk-in shower. Heated towel rail and window to side.

BEDROOM 2

A double bedroom with windows to rear and fitted wardrobes.

BEDROOM 3

A double bedroom with windows to front.

BEDROOM 4

A further good-sized bedroom with window to rear.

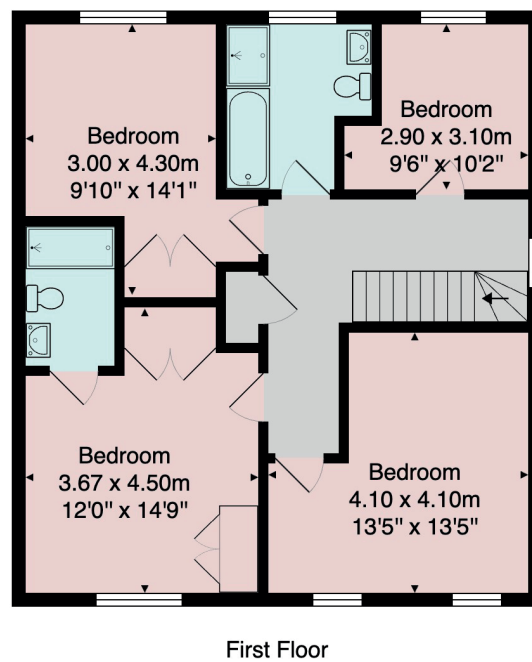
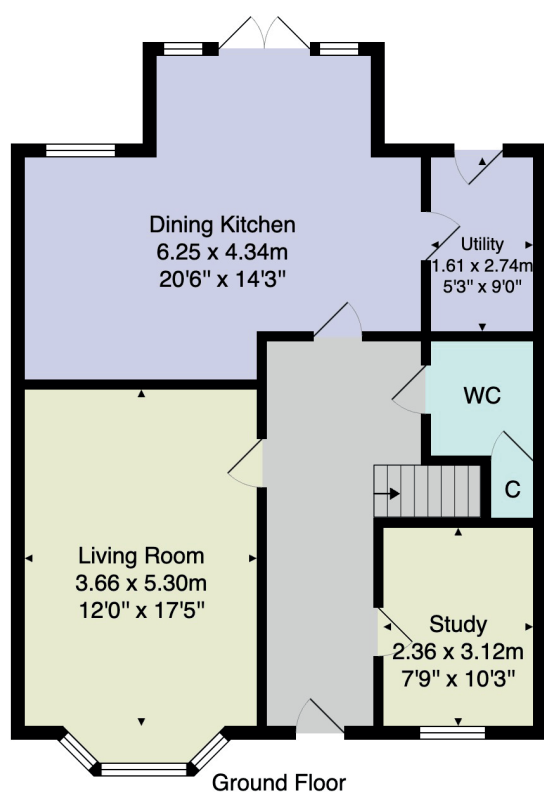
BATHROOM

A modern white suite with WC, washbasin, bath and shower. Heated towel rail and window to rear.

LOFT

A pull-down ladder leads to a loft which is boarded and provides excellent storage space.

FLOOR PLAN



Total Area: 141.8 m² ... 1527 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 off-road parking with EV charging point and leads to the garage. To the rear of the property there is a good-sized lawned garden with paved sitting area.

Agent's Note

Annual development service charge of £188.

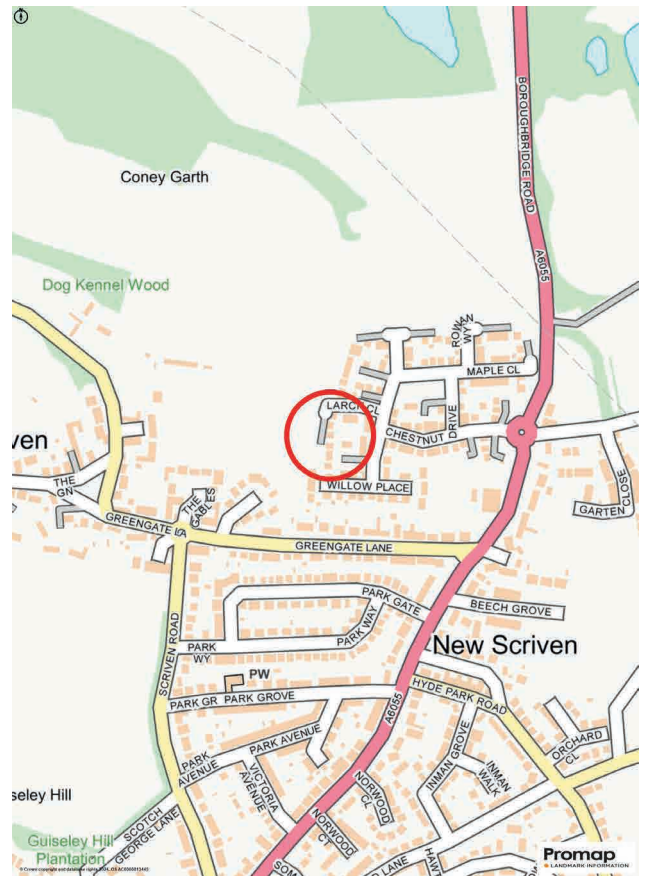
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs.		
(92-100) A		93
(81-91) B	85	
(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	
<small>WWW.EPC4U.COM</small>		

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