



VERITY
FREARSON

TREE TOPS, 4 CASS LANE, KNARESBOROUGH, HG5 8JZ

£575,000

TREE TOPS, 4 CASS LANE,

Knaresborough, HG5 8JZ

Tree Tops is a most individual property situated just off Forest Moor Road, down a private lane, and nestles in a woodland setting whilst also being next to open countryside.

This excellent family house is also within walking distance of Knaresborough town centre and convenient for easy daily access to Harrogate and the southern bypass, which gives easy access to York and Leeds.

The property has been substantially improved and extended by the current owners and provides very spacious and flexible accommodation including a large open-plan living space plus large kitchen and utility room. There are two bedrooms on the ground floor and a house bathroom, together with two further bedrooms on the first floor; shower room and additional living spaces. The property occupies a generous plot with attractive lawned garden and woodland area and various outdoor sitting and entertaining spaces including a large decked area.

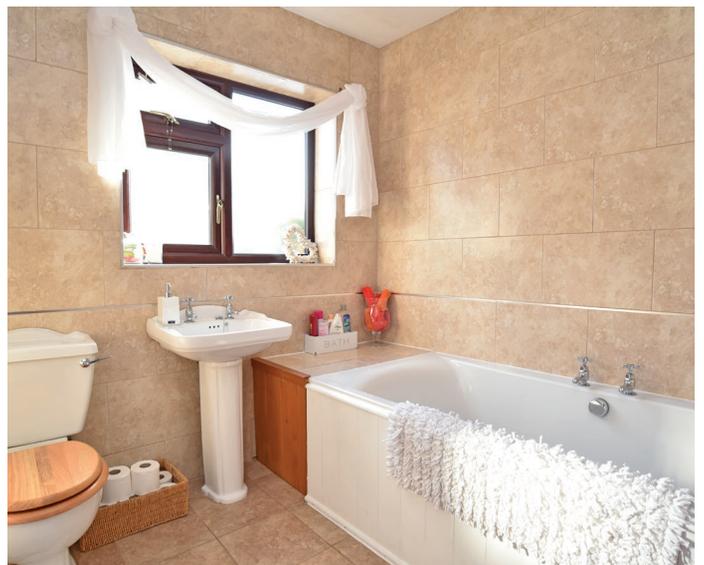
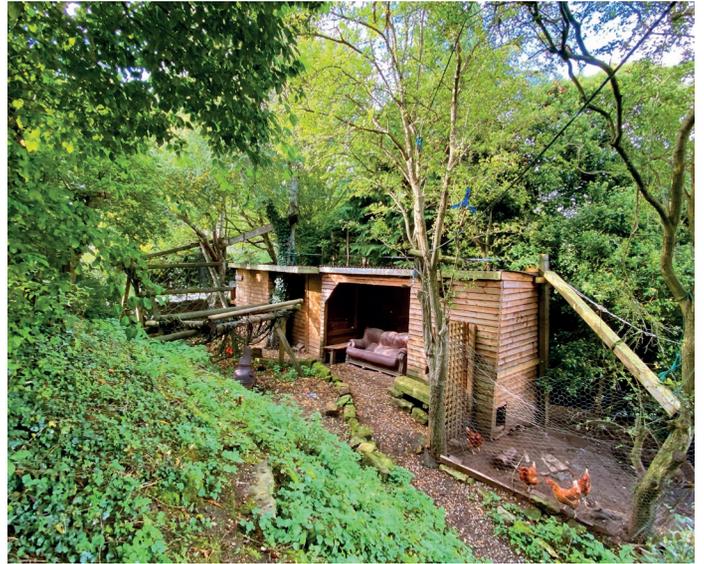


Living / Dining Room · Large Kitchen

4 Bedrooms · Shower Room · Bathroom · Study Area · Games Room

Off-Road Parking · Garage · Generous Lawned Gardens With Woodland







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With fitted cupboards.

LIVING / DINING ROOM

A very large open-plan living space with separate sitting and dining areas. Wood-burning stove and windows to front and side. Glazed doors lead to the garden.

KITCHEN

Having a range of wall and base units and work surfaces having an inset sink. Point for electric cooker and plumbing for washing machine Separate. kitchen area with further sink, cooker and space for appliances. Windows to rear and side.

BEDROOM 1

A double bedroom with bay window to front and further window. Wood-burning stove within a stone fireplace.

BEDROOM 4

A further bedroom with window to front.

BATHROOM

With low-level WC, washbasin and bath. Window to rear.

FIRST FLOOR

LANDING / STUDY AREA

A spacious landing providing a useful study area with window to rear and skylight window.

BEDROOM 2

A double bedroom with skylight windows and washbasin.

BEDROOM 3

A double bedroom with skylight windows to front and rear and washbasin.

SHOWER ROOM

With low-level WC, washbasin and large walk-in shower. Window to front and heated towel rail.

GAMES ROOM

A further room, currently used as a games room, with skylight windows.

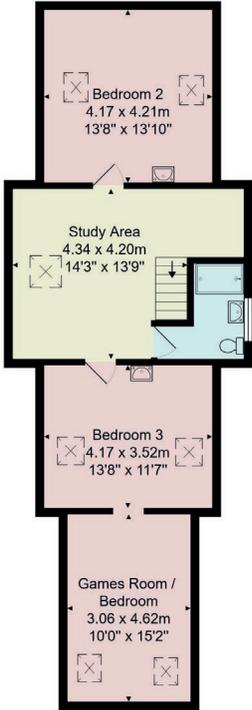
FLOOR PLAN



Ground Floor

Total Area: 223.5 m² ... 2406 ft²

All measurements are approximate and for display purposes only.
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First Floor

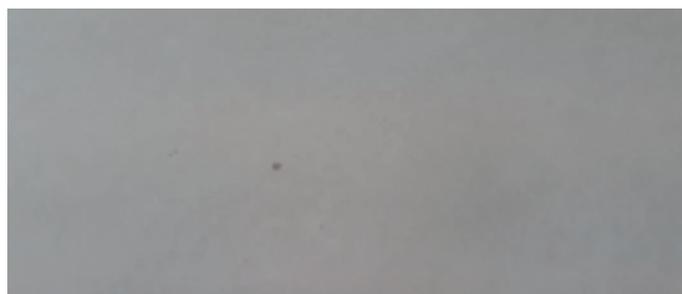
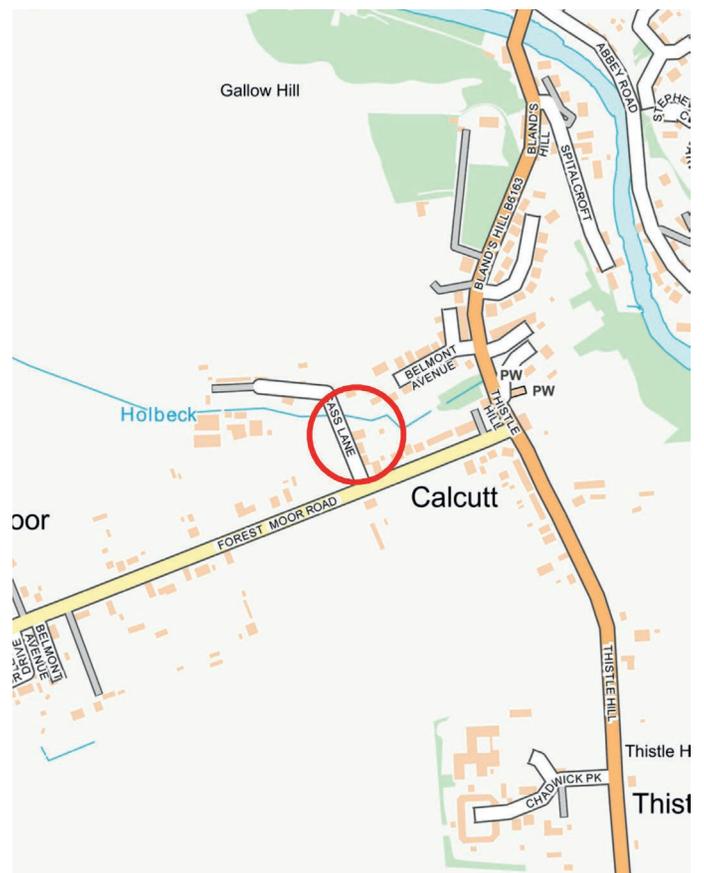
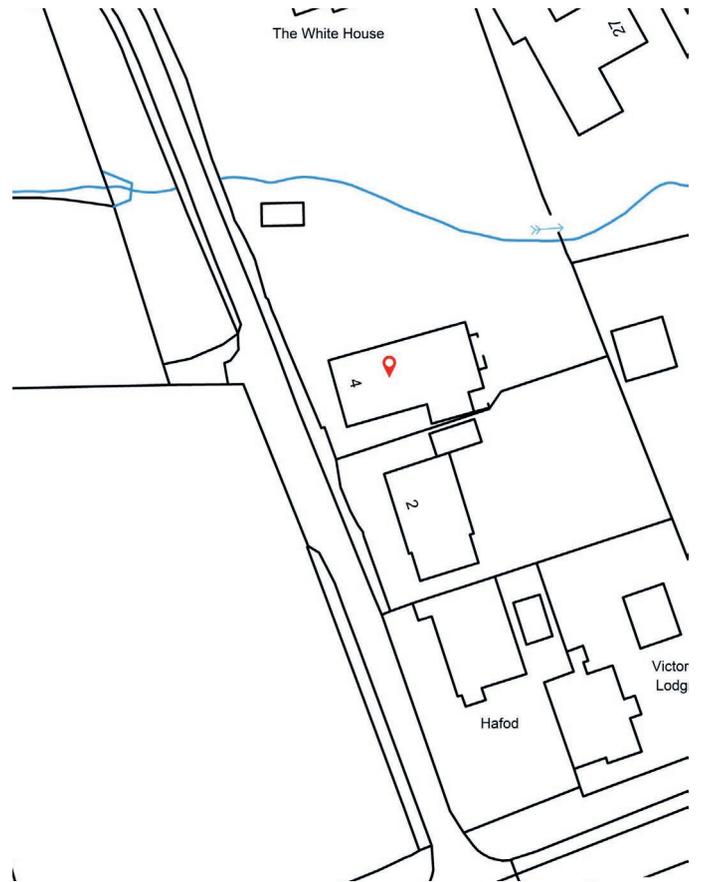
Outside

A driveway provides off-road parking and leads to a garage. The property occupies a generous plot with lawn and woodland, together with outdoor sitting areas and useful timber sheds.

Services

All mains services are connected. Drainage is to a septic tank.

Council Tax Band: E



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