



Herons Keep, Shortsill Lane, Flaxby, Knaresborough, HG5 0RT

A well-presented and spacious extended four / five bedroom detached family home set amidst delightful private gardens adjoining open fields to the rear together with ample off street parking and garage situated within this highly sought after semi-rural location.

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Herons Keep, Shortsill Lane, Flaxby, Knaresborough, North Yorkshire, HG5 0RT

Harrogate 8 miles, York 15 miles, Leeds 20 miles (all distances approximate)

Guide Price: £650,000

- Highly regarded semi-rural location
- Flexible living accommodation over two floors
- Four / five bedrooms
- Three / four reception rooms
- Two bathrooms
- Breakfast kitchen
- Large private gardens
- Off street parking and detached garage



General remarks

Heron's Keep represents an increasingly rare opportunity to acquire a deceptively spacious and extended four/five bedroom detached family home set in delightful private gardens within this highly regarded semi-rural location. With oil central heating the property briefly comprises; large entrance porch which leads through into the reception hall, with staircase to the first floor, useful understairs storage cupboard and airing cupboard. There is a well-proportioned lounge with living flame gas fire and walk-in bay window enjoying a delightful private aspect over the rear gardens and beyond towards open fields. A door leads through into the garden room which has a delightful aspect and access onto the rear terrace. The dining room overlooks the deep garden to the front and beyond is a study which could be utilised as a fifth double bedroom. The breakfast kitchen comprises a comprehensive range of matching wall and base units with working surfaces and tiled splashbacks over. There is an oven with grill, four ring electric hob with filter hood over and space for appliances. There is also a utility area with stable door to the rear. There are two ground floor double bedrooms, both having built-in wardrobes, and the house bathroom comprises a matching three piece bath suite with shower over the bath.

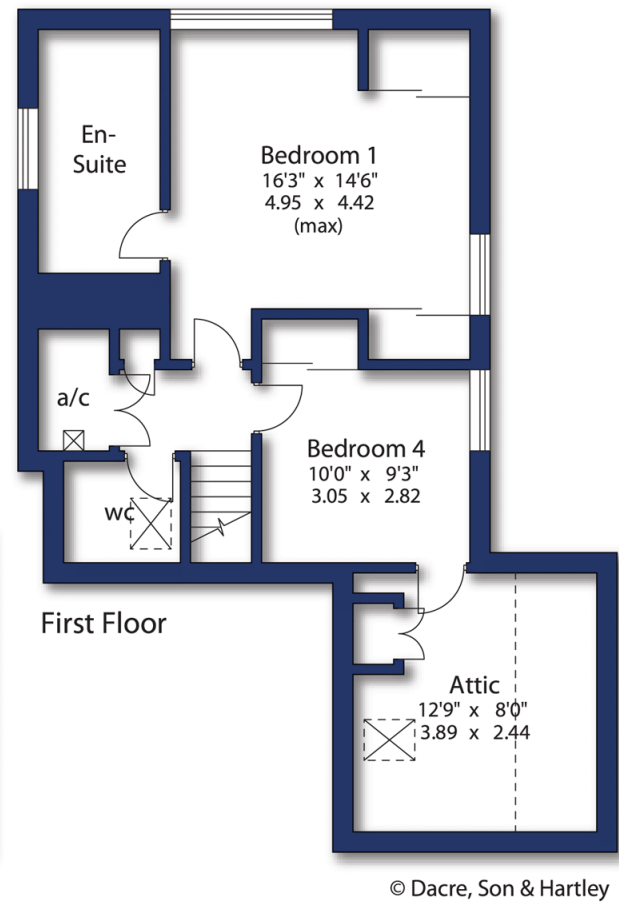
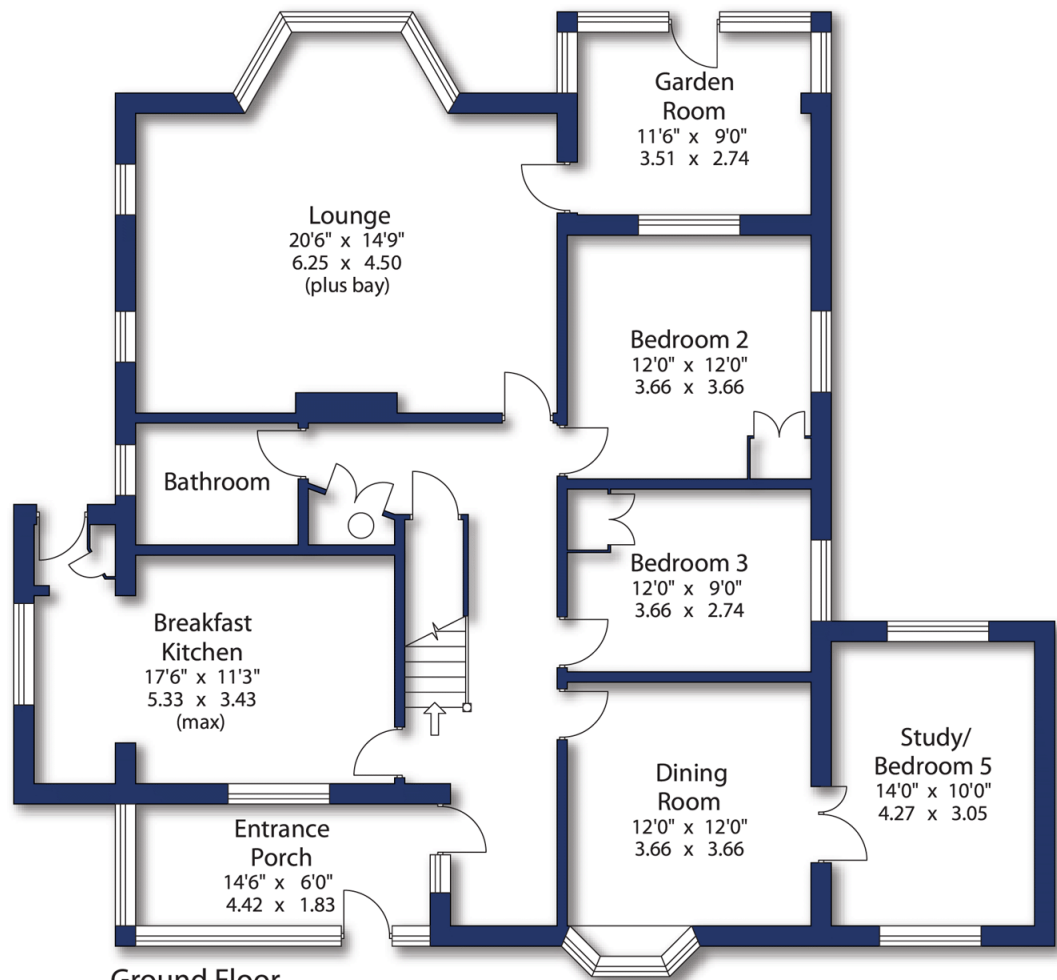
A staircase leads to the first floor landing where there is a linen cupboard. The principal bedroom is a well-proportioned double room with built-in wardrobes and window enjoying a delightful aspect over the garden and towards the adjoining fields. There is also an en-suite bathroom. There is a further first floor bedroom which gives

access to a useful attic which is currently being used as a hobbies room. There is also a WC to the first floor.

Outside, a further feature of the property are the delightful gardens to both the front and rear. There is a driveway which provides ample off street parking and turning and leads onto a garage (18'9 x 9'3) which is currently being used as a workshop. There is also a store/workshop (10' x 9'9) beyond with Gardener's WC. Heron's Keep is set well back from the road with a large lawned garden with many specimen and mature trees and shrubs.

To the rear is a large lawned garden with block paved terrace adjoining open fields and offers an excellent degree of privacy and will no doubt appeal to those entertaining and for those with family requirements. There is also a separate kitchen garden, a summerhouse and to one side of the property is a further block paved seating area with raised pond.

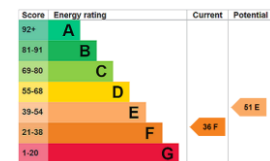
The property is situated within this highly sought after semi-rural location and is ideally placed for the commuter, being within easy reach of the A1(M) which gives direct access to Yorkshire's commercial centres and further afield. The property is well-located for access to York, the nearby market town of Knaresborough and the Spa town of Harrogate.



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Contact us



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Directions

Proceed out of Knaresborough on the York Road as if heading towards the A1. Turn left at the signpost for Flaxby and upon entering the village as you bear left at The Green the property can be found on the left hand side clearly marked by our For Sale board.

What3Words mock.escalated.dreading

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage. Central heating is via an oil fired boiler.
- Ample off street parking and single garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: KNA250330