



Eastgarth, Forest Moor Road, Knaresborough, North Yorkshire, HG5

A beautifully appointed and deceptively spacious four bedroom semi-detached Edwardian residence enjoying a delightful secluded location, together with ample parking and garage, situated within this highly sought after and convenient location.

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Eastgarth, Forest Moor Road, Knaresborough, North Yorkshire,

Harrogate 3 miles, York 18 miles, Leeds 17 miles (all distances approximate)

Guide Price: £750,000

- Highly sought after residential location
- Beautifully appointed accommodation throughout
- Four bedrooms and two modern bath/shower rooms
- Two attractive reception rooms
- Superb dining kitchen with integrated appliances
- Separate utility
- Ample off street parking and detached garage
- Delightful private gardens



General remarks

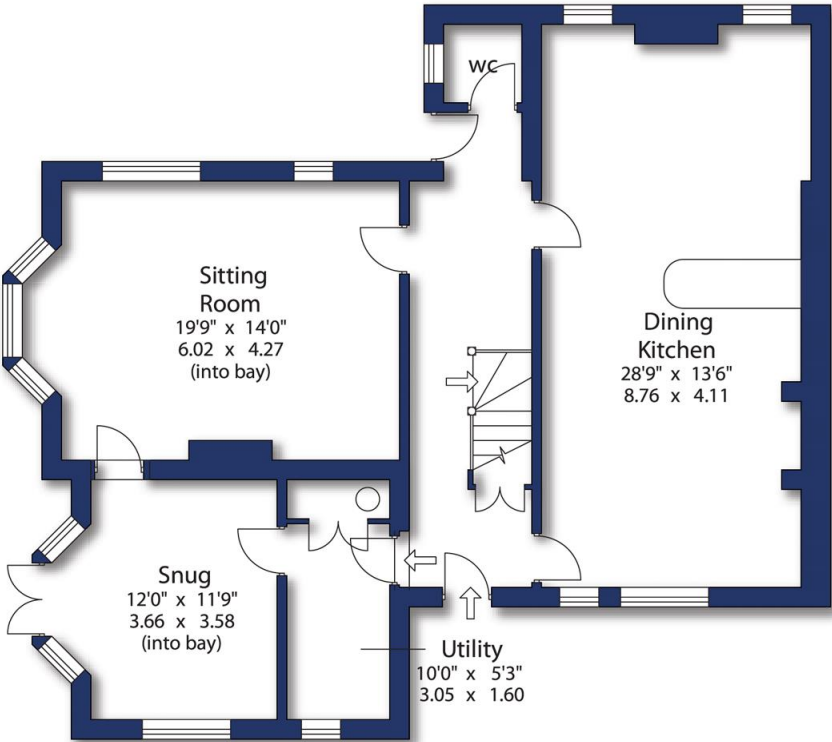
This delightful Edwardian residence is situated in a secluded location and enjoys an aspect towards open fields. Viewing is highly recommended and with gas central heating the property briefly comprises; reception hall with staircase to the first floor and contemporary guest WC. There is an attractive sitting room with living flame gas fire and bay window enjoying a delightful elevated aspect over the side garden. A door leads down to the snug which has French doors on to the split level terrace and enjoys an aspect toward open fields. The dining kitchen is a superb through room and comprises a comprehensive range of matching wall and base units with granite working surfaces and splashbacks over. There is an Aga, integrated dishwasher, fridge and freezer. There is also a rear entrance door and separate utility room with airing cupboard and further range of matching wall and base units with space for appliances.

An attractive return staircase leads to the first floor landing where there is another linen cupboard. The principal bedroom enjoys breathtaking views toward rolling fields and there is a range of built-in wardrobes and a large luxury en-suite shower room with twin wash hand basins, large walk-in shower and low flush WC. There are three further bedrooms, one which is being utilised as an office and the house bathroom comprises a modern white three piece bath suite, with shower attachment over the bath and separate shower cubicle.

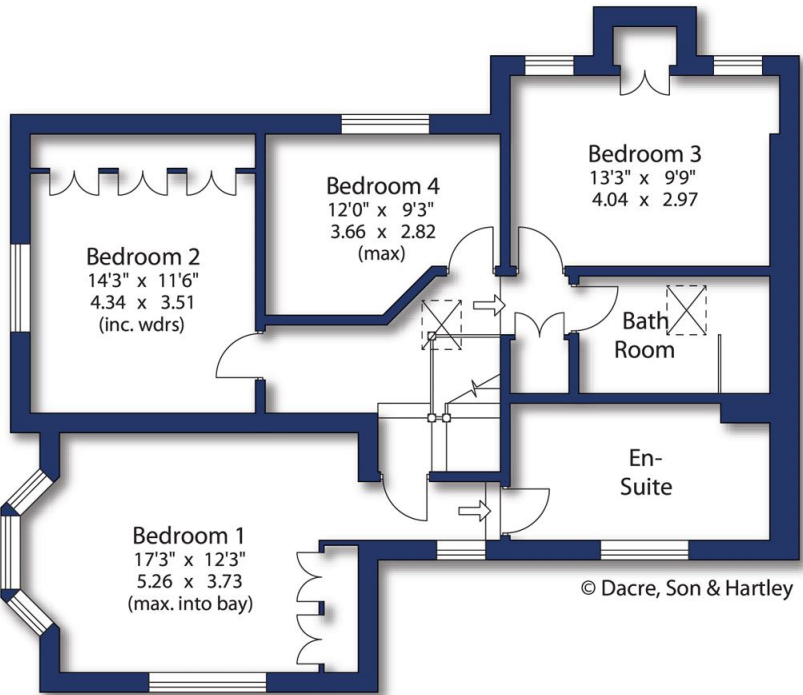
Outside, a gravelled driveway provides ample off street parking and there is a detached garage (19'3 x 17'9) with electric up and over entrance door. A further feature of this property are the delightful private gardens to the front which wrap round to the side of the property. There are deep lawned gardens with flowerbed borders and to the side there is a further lawned garden with shaped flowerbed borders, with raised split level terrace, which would be ideal for both those entertaining and for those with family requirements.

The property is situated within this sought after location on the fringe of Knaresborough's historic market town. The situation combines the advantages of a pleasant setting with ease of access to the town centre shopping, recreational and schooling facilities, along with a railway station with mainline links. The southern bypass is also accessible and the A1(M) provides access to the commercial centres of North and West Yorkshire.

Floorplans



Ground Floor



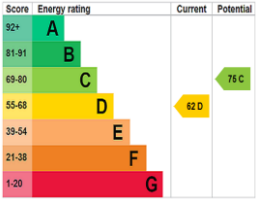
First Floor

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01943 885 400

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Contact us



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Directions

From our office proceed up the High Street turning right onto Gracious Street. Continue along which in turn becomes Briggate and continue over the river. Proceed up Blands Hill into Calcutt, turning right onto Forest Moor Road. Proceed up Forest Moor Road and before the garden centre you will see Belmont Terrace on your left hand side and the driveway to Eastgarth is diagonally opposite, on the right hand side. Continue to the head of the private lane where Eastgarth will be found on the left.

What3Words plants.rush.bricks

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services are installed. Heating by gas central heating.
- Driveway and 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.

Referral Fees

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: KNA250267