



70 Appleby Avenue, Knaresborough, North Yorkshire, HG5 9LZ

An attractive and particularly spacious five bedroom detached family home which has undergone a comprehensive scheme of improvement, adjoining woodland that leads down to the Nidd Gorge, and is situated at the head of a cul-de-sac within this highly sought after development on the fringe of Knaresborough's historic market town.

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Harrogate 4 miles, York 18 miles, Leeds 17 miles (all distances approximate)

Offers in excess of: £750,000

- Adjoining woodland that leads down to the Nidd Gorge
- Highly sought after residential development
- Five double bedrooms and two contemporary bath/shower rooms
- Separate lounge
- Two open plan reception rooms
- Luxury breakfast kitchen with integrated appliances
- Integral double garage and parking
- Delightful landscaped private southerly-facing rear garden



General remarks

An excellent opportunity to acquire a most attractive and spacious five bedroom detached family home which has undergone a comprehensive scheme of improvement in recent years and now reveals beautifully appointed accommodation finished to an exceptional specification throughout. A further feature are the breathtaking views to the rear over the woodland that leads down to the Nidd Gorge.

With gas central heating and uPVC double glazing the property briefly comprises; reception hall with staircase to the first floor and guest WC. There is an attractive bay fronted lounge with feature living flame stove gas fire. The living space to the rear has been opened up to create contemporary open plan living and features a dining area that opens through into a delightful sitting room with bi-folding doors taking full advantage of the views towards the Nidd Gorge. These rooms open out to a luxury breakfast kitchen which has been fitted by Knaresborough Kitchens and comprises a comprehensive range of matching contemporary wall and base units with Silestone working surfaces and matching breakfast bar. Integrated Bosch appliances include a double oven, one having a warming drawer, four ring gas hob with contemporary extractor over, integrated fridge, freezer and dishwasher. There is a separate utility room with space for appliances and panel and glazed door to the side.

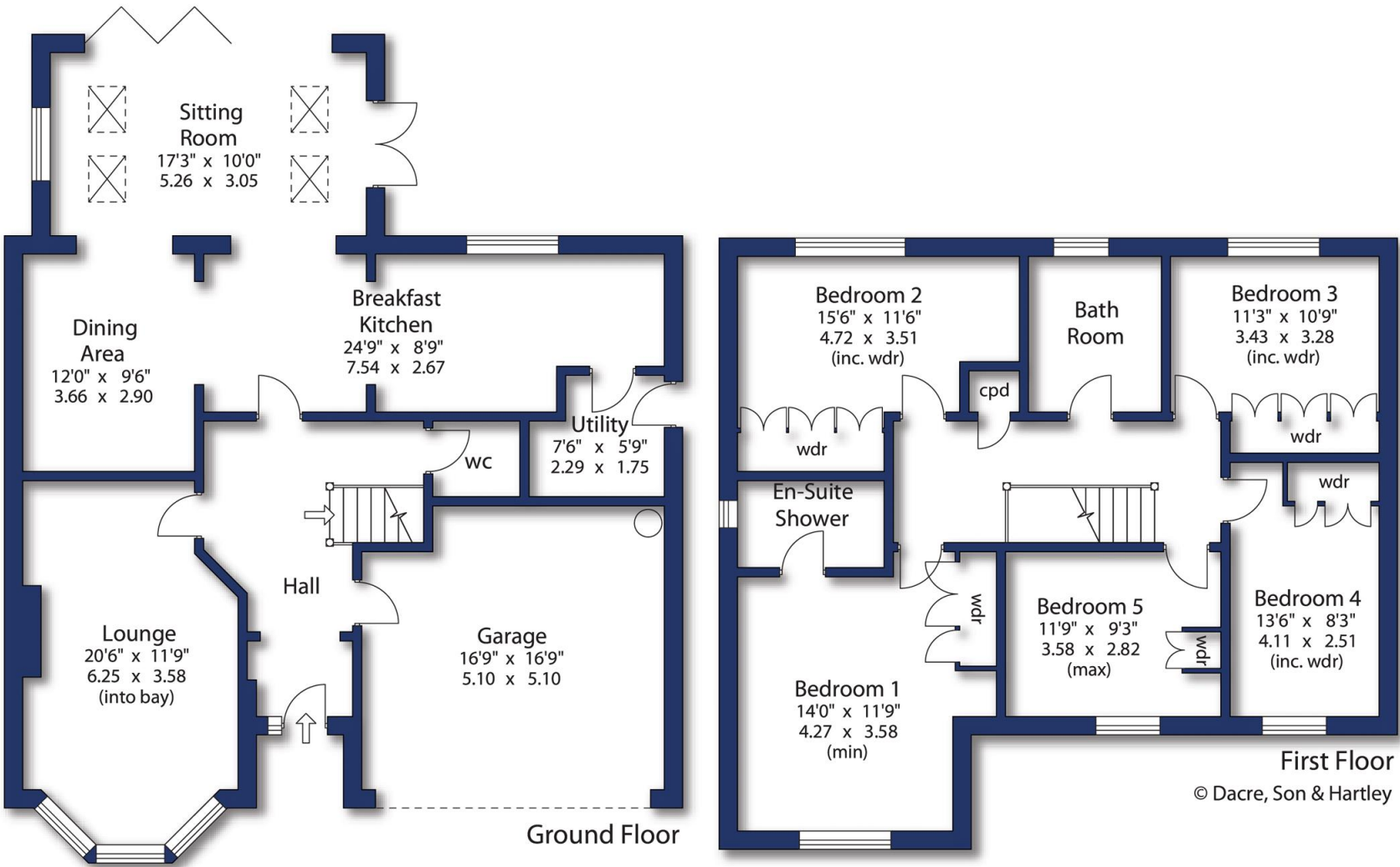
To the first floor there is a galleried landing with linen cupboard. The principal bedroom has a range of built-in wardrobes and matching drawers and a contemporary en-suite shower room with large walk-in shower. There

are three further double bedrooms, all having built-in wardrobes and there is a separate office with built-in furniture which could be utilised as a fifth bedroom. A luxury house bathroom comprises a matching three piece bath suite with separate shower cubicle and underfloor heating.

Outside a driveway provides off street parking for two cars and leads to an integral double garage with an electric up and over entrance door, with electric light and power installed. A further feature of the property is the landscaped rear garden which will no doubt appeal to both those entertaining and for those with family requirements. There is a large raised terrace with steps that lead down onto a lawned garden and a pedestrian access gate which leads into the woodland that leads down to the Nidd Gorge. The gardens are southerly facing and enjoy a delightful private aspect over the woodland.

The situation combines the advantages of an attractive setting with ease of access to the excellent town centre shopping, recreational and schooling facilities offered in this popular market town which has a railway station with mainline links. The southern bypass and A1(M) are also convenient and provide access to the principal commercial centres of North and West Yorkshire, including Leeds, Bradford, Harrogate and York.

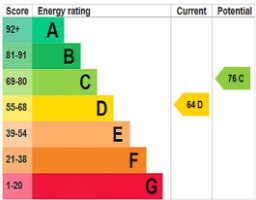
Floorplans



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Contact us



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Directions

Proceed out of Knaresborough on the B1615 towards Ripley for approximately one mile, turning left into Appleby Avenue. Continue to the head of the cul-de-sac where the property can be found directly ahead.

What3Words dreamers.proofs.router

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler.
- Integral double garage and parking.

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.

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