



Windrush Cottage, Fortune Close, Knaresborough, North Yorkshire,

An attractive and well-appointed three bedroom detached cottage set amidst delightful private gardens together with ample parking and garage/workshop, located toward the head of a cul-de-sac within this prime residential location.

35a High Street, Knaresborough, HG5 0ET

Tel: 01423 864126

Email: knaresborough@dacres.co.uk

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Windrush Cottage, Fortune Close, Knaresborough, North Yorkshire,

Harrogate 4.5 miles, York 18 miles, Leeds 18 miles (all distances approximate)

Guide Price: £599,950

- Prime residential location
- Delightful private gardens
- Three bedrooms and two bath/shower rooms
- Two reception rooms and garden room
- Re-fitted dining kitchen and utility
- Off street parking and garage/workshop



General remarks

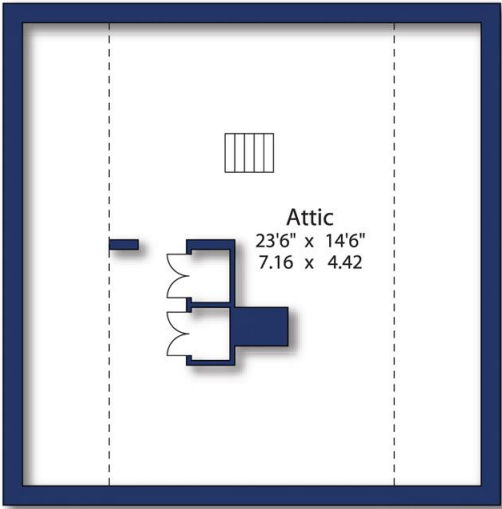
Windrush Cottage represents a rare opportunity to acquire a most attractive and beautifully appointed cottage situated toward the head of a cul-de-sac within this prime residential location.

Viewing is highly recommended and with gas fired heating and uPVC double glazing the property briefly comprises; reception hall; sitting room with a living flame gas fire and windows to two elevations. An arch leads through to the dining room with French doors and picture windows either side to the private garden. A garden room enjoys a delightful open aspect and has French doors on to the south facing terrace. A breakfast kitchen comprises a contemporary range of matching wall and base units with working surfaces and splashbacks over, an inset sink, oven with four ring electric hob and filter hood over, an integrated fridge and dishwasher and rear access door. There is a separate walk-in pantry and the utility room has space and plumbing for appliances. The inner hall has access to a boarded attic, via loft ladder, which offers excellent

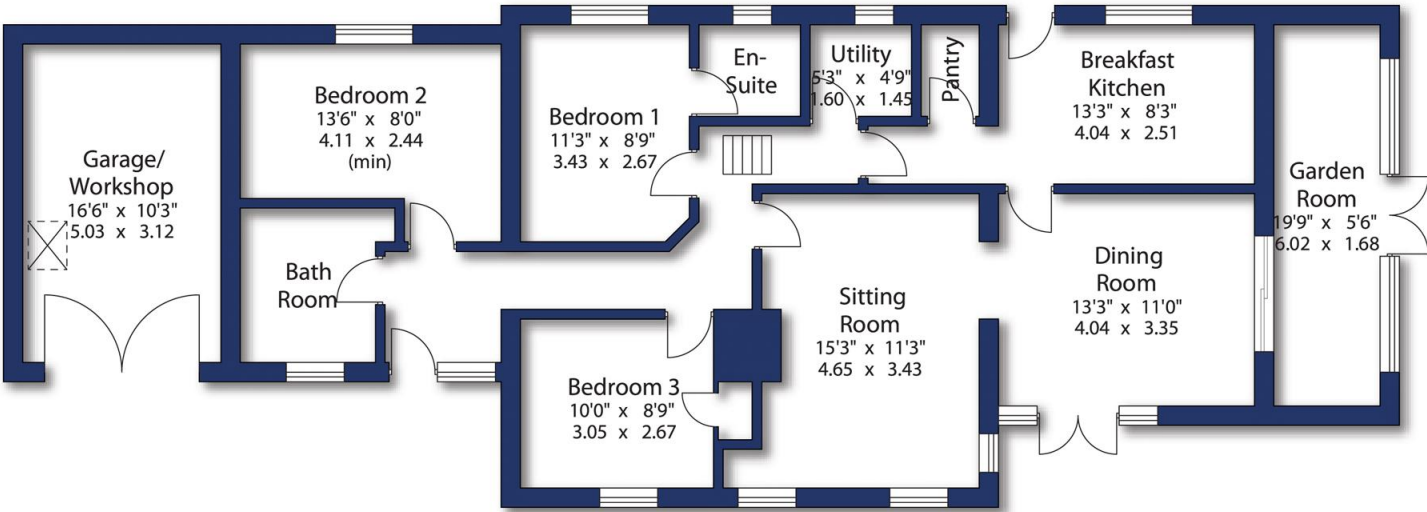
potential for conversion subject to the necessary consents. The principle bedroom has an en-suite shower room. There are two further bedrooms, one currently being used as a study, and the house bathroom with white three piece bath suite and separate shower cubicle.

Outside a driveway provides ample off street parking and leads to a garage/workshop with vaulted ceiling and offers further potential for conversion subject to all the necessary consents. A further feature is the private and attractive landscaped garden. There is a terrace which wraps around from the south to west facing aspect with shaped lawned garden and deep flowerbed borders.

The property enjoys a prime location on the outskirts of Knaresborough's historic market town where there is shopping, recreational and schooling facilities for all age groups. There is a railway station with mainline links and the southern bypass is also convenient with the A1(M) providing comfortable daily access to the commercial centres of North and West Yorkshire.



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Ground Floor

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Contact us



01423 864126



knaresborough@dacres.co.uk

Directions

Proceed out of Knaresborough on the B1615 for approximately half a mile turning left into Netheredge Drive. Turn right into Fortune Hill and proceed turning left into Fortune Close where the property will be seen directly in front of you.

What3Words defensive.jogging.tries

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas installed
- Domestic heating and hot water from a gas fired boiler

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](https://www.gov.uk/government/checks/check-for-flooding-in-england)

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

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