



18 Pinfold Green, Staveley, Knaresborough, HG5 9LR

An impressive and particularly spacious six bedroom double fronted detached family home enjoying delightful private gardens, off street parking and double garage and situated in a prime position toward the head of a cul-de-sac within this highly regarded village.

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18 Pinfold Green, Staveley, Knaresborough, North Yorkshire,

Harrogate 9 miles, York 19 miles, Leeds 30miles (all distances approximate)

Guide Price: £735,000

- Sought after village location
- Prime cul-de-sac setting
- Two reception rooms and conservatory
- Dining kitchen and utility room
- Six bedrooms and four bath / shower rooms
- Delightful private garden
- Off-street parking and integral double garage



General remarks

A well-appointed and deceptively spacious family home which is located in a prime location backing onto mature woodland.

Viewing is highly recommended and with gas central heating and predominantly uPVC double glazing the property briefly comprises. Central reception hall with cloaks cupboard, re-fitted w/c and return staircase to the first floor. There is an impressive through lounge with a wood burning stove and French doors onto the rear garden. There is a separate dining room and the dining kitchen comprises a comprehensive range of matching wall and base units with granite working surfaces and tiled splash backs over. There is an oven with induction hob and extractor hood over, integrated dishwasher and an American style fridge freezer. Bi-folding doors lead into the conservatory which has French doors to the rear. There is also a separate utility with space and plumbing for appliances.

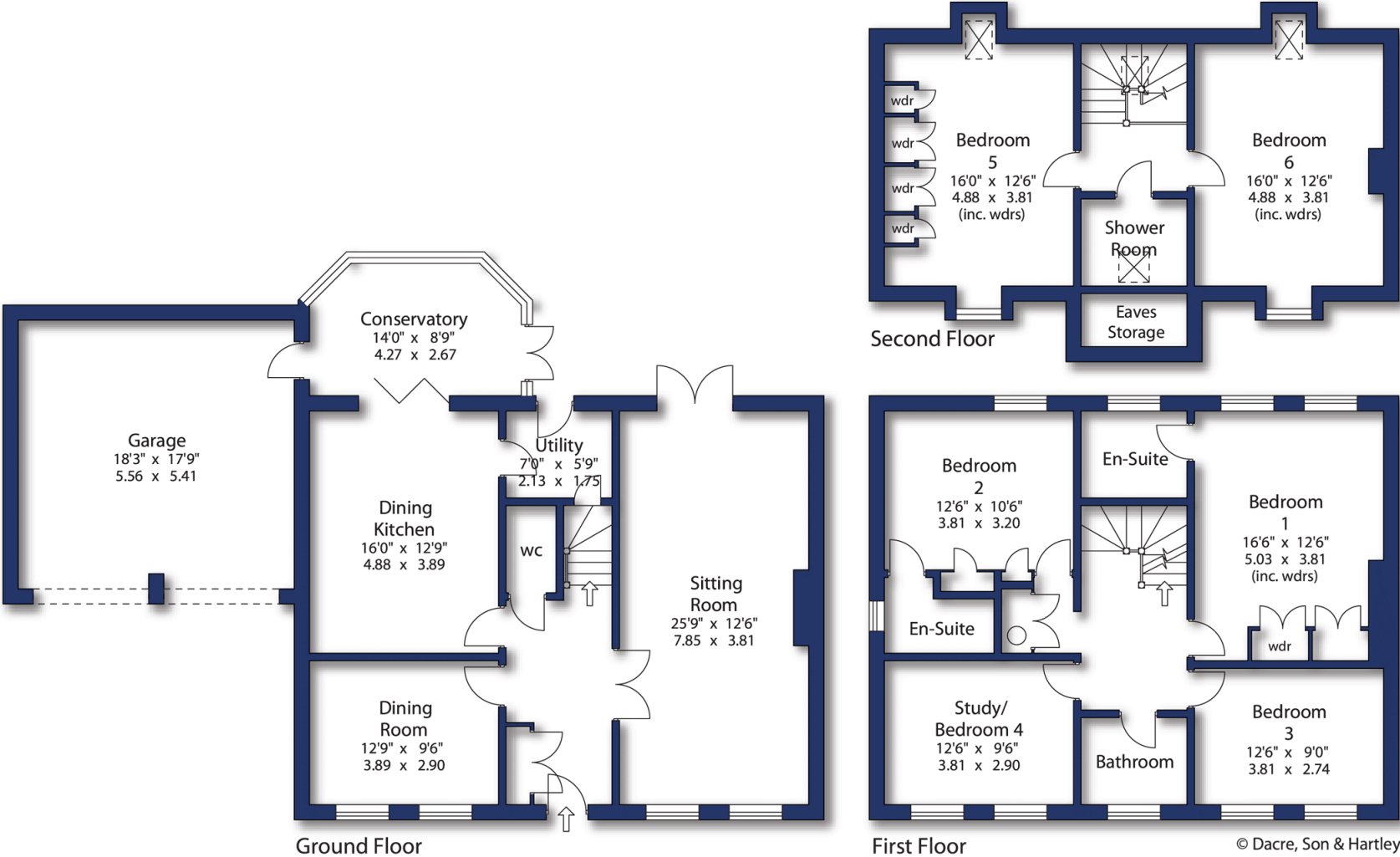
To the first floor the principal bedroom has built-in wardrobes and a contemporary re-fitted en-suite shower room with large walk-in shower. There is a guest bedroom with en-suite shower and two further double bedrooms with one being used as a study. There is also a fully tiled house bathroom.

There are two further double bedrooms to the second floor with a shower room.

Outside there is an easily maintained fore garden bounded by railings. A driveway provides off-street parking and leads to an integral double garage. A further feature is the delightful private rear garden that offers an excellent degree of privacy with a mature woodland backdrop. There is a terrace with lawned garden, large deck with Breeze house with electric light, power and heater and a further timber garden shed.

This highly regarded village has a church, primary school and public house, and is ideally placed for the commuter being within easy reach of the A1(M) offering direct access to Yorkshire's commercial centres. The property is also well-placed for the market towns of Knaresborough and Boroughbridge where there are recreational facilities and shops for all daily needs.

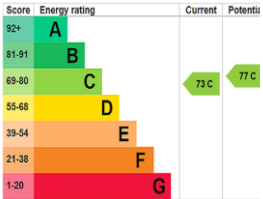
Floorplans



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 Dacres Surveys
Call for a quote
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Contact us



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Directions

Proceed out of Knaresborough on the Boroughbridge Road and proceed through the village of Ferrensby then turning left towards Staveley. On entering the village Pinfold Green is on the right-hand side and No. 18 is situated directly ahead of you as you proceed into the cul-de-sac.

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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- All mains services are installed. Domestic heating and hot water are from a gas fired boiler.
- Diveway 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](https://gov.uk/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

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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