



23 Pinfold Green, Staveley, Knaresborough, HG5 9LR

A beautifully appointed and deceptively spacious three bedroom double fronted detached family home with private gardens, off street parking and single garage, situated at the head of a cul-de-sac within the heart of this highly regarded village.

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23 Pinfold Green, Staveley, Knaresborough, North Yorkshire, HG5 9LR

Harrogate 4 miles, York 19 miles, Leeds 18 miles (all distances approximate)

Guide Price: £375,000

- Sought after village location
- Prime cul-de-sac setting
- Through lounge
- Luxury dining kitchen and separate utility room
- Three double bedrooms
- Two contemporary bath / shower rooms
- Private enclosed garden
- Off street parking and single garage.



General remarks

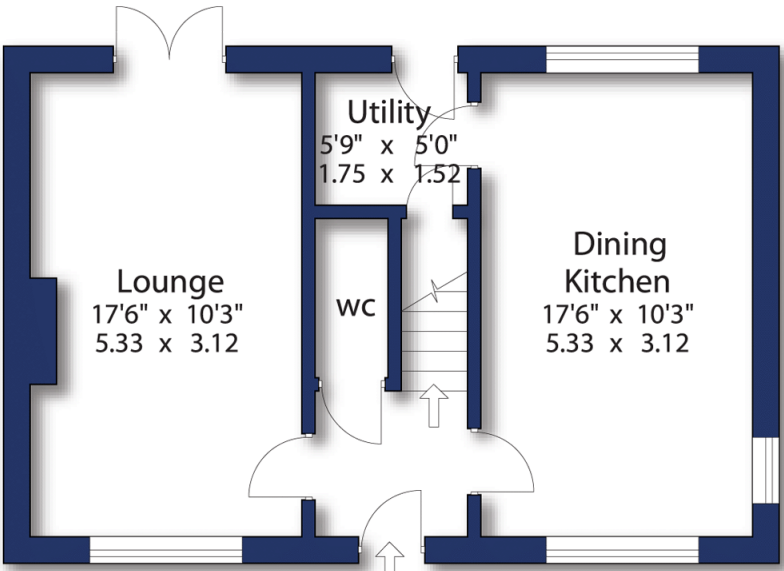
With gas central heating and uPVC double glazing, the property briefly comprises; central reception hall with staircase to the first floor and ground floor cloakroom. There is an attractive through lounge with French doors overlooking the private rear garden and a living flame gas fire. There is a contemporary refitted dining kitchen which comprises a comprehensive range of matching wall and base units with quartz working surfaces and tile splashbacks over. There is a double oven, integrated dishwasher, wine cooler and an American style fridge/freezer. Beyond is a separate utility room with space and plumbing for a washing machine and access to the rear garden. There is also a useful understairs store.

To the first floor, the landing has access to the roof void and an airing cupboard. The principal bedroom has a built-in wardrobe and a contemporary en-suite shower room with a large walk-in corner shower cubicle. There are two further double bedrooms and the house bathroom comprises a contemporary white three piece bath suite with shower over the bath.

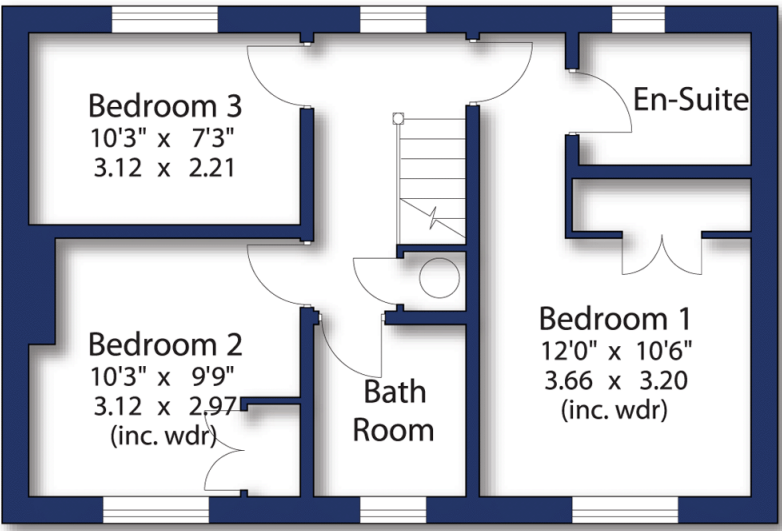
Outside, a driveway provides off street parking and leads to a large single garage (17'9 x 9'3) with electric up and over entrance door and mezzanine storage area. A further feature of the property is the private enclosed rear garden which will no doubt appeal to both those entertaining and for those with family requirements. There is a large raised terrace leading to a lawned garden with flowerbed borders with specimen shrubs and mature tree. There is also a 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



Ground Floor



First Floor

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Mortgage
Advice Bureau

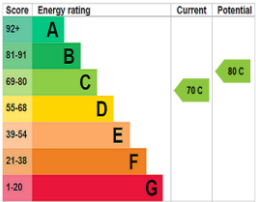
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Contact us



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Directions

Proceed out of Knaresborough on the Boroughbridge Road, proceed through the village of Ferrensby and turn left towards Staveley. Upon entering the village turn right into Pinfold Green and follow the road around to the head of the cul-de-sac where the property will be found on the left hand side.

What3Words piglets.count.sediment

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services are installed. Central heating is by a gas central heating boiler.
- 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](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 £34.20 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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