



17 Aspin Drive, Knaresborough, North Yorkshire, HG5 8HH

A beautifully appointed and deceptively spacious four bedroom link detached family home which has undergone a comprehensive scheme of improvement and extension together with off street parking and private enclosed rear garden, situated within this highly regarded residential location.

35a High Street, Knaresborough, North
Yorkshire, HG5 0ET

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17 Aspin Drive, Knaresborough, North Yorkshire, HG5 8HH

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

Guide Price: £585,000

- Sought after residential location
- Close to excellent primary and secondary schools
- Four double bedrooms
- Three luxury bath / shower rooms
- Two reception rooms
- Luxury dining kitchen
- Off Street parking and store
- Attractive private enclosed rear garden



General remarks

An excellent opportunity to acquire a beautifully appointed and substantially extended four bedroom link detached family home which has undergone a comprehensive scheme of improvements in recent years and has been finished to an exceptional specification throughout.

Viewing is highly recommended and with gas central heating, together with underfloor heating in the reception hall, living kitchen and the bathrooms, the property briefly comprises; reception hall with guest WC and an attractive lounge with wood burning stove. There is a sitting room with a pleasant aspect over the rear garden. A luxury dining kitchen comprises a comprehensive range of matching wall and base units with granite working surfaces and splashbacks over. There is an island unit with wine fridge, an integrated fridge, freezer, dishwasher and a range style Belling oven with extractor canopy over. Bi-folding doors lead to the attractive and enclosed rear garden and there is also a useful understairs utility cupboard with plumbing for a washing machine.

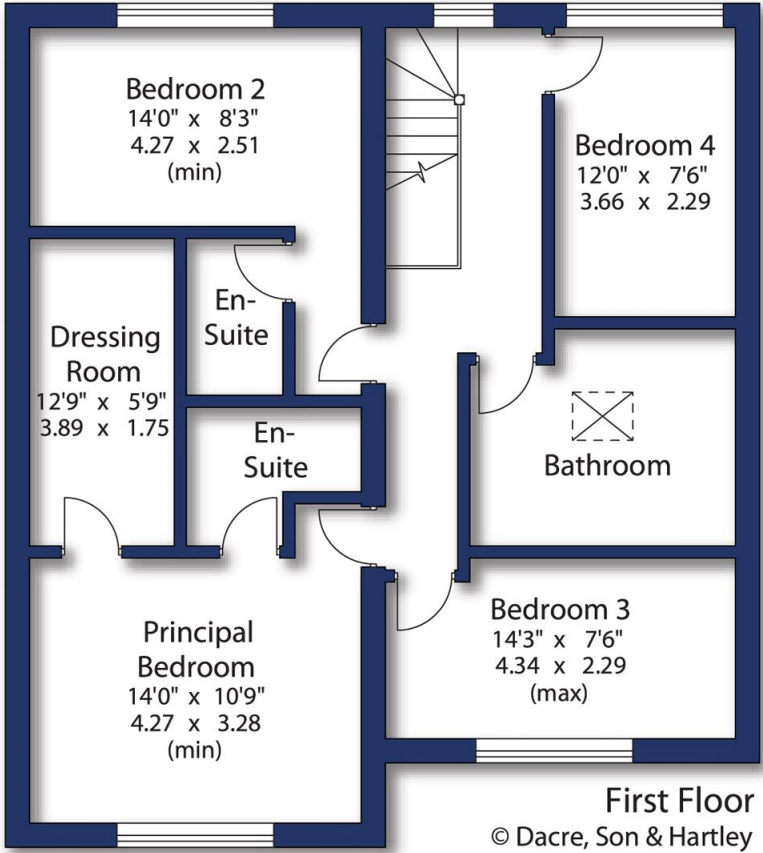
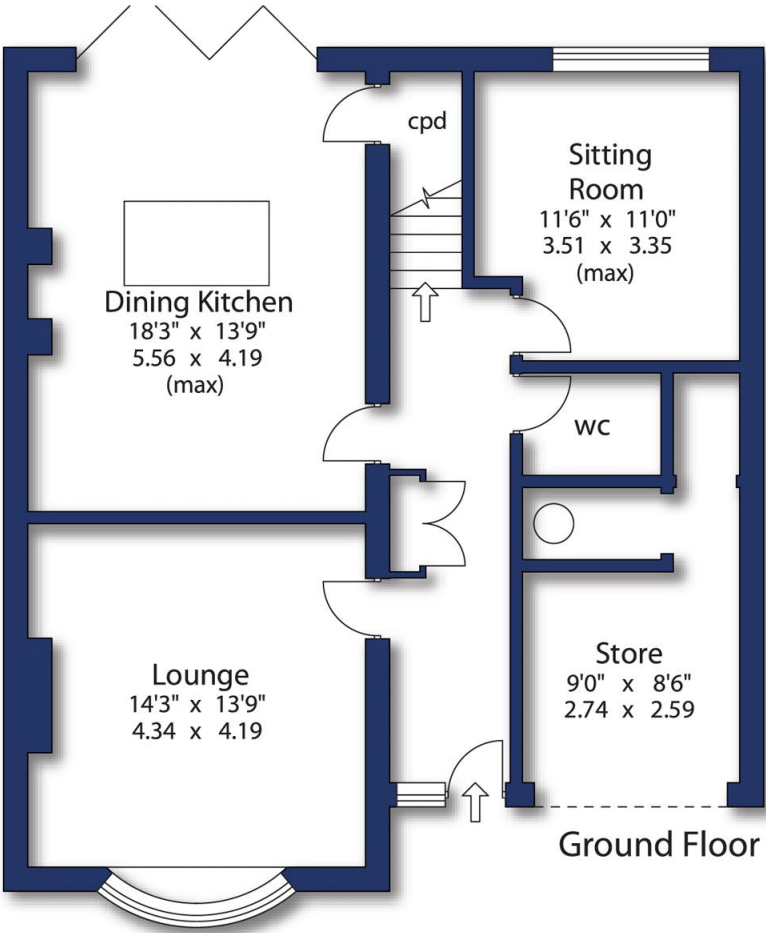
A staircase leads to the first floor landing.

The principal bedroom has an en-suite shower room and large walk-in dressing room with fitted shelving, drawers and open hanging rails. The guest bedroom has a modern en-suite shower room and there are two further double bedrooms and a luxury house bathroom which comprises a free-standing bath, walk-in wet area and twin wash hand basins set into a granite top.

A brick block paved driveway provides off street parking for two cars. There is also a useful store. A further feature of the property is the attractive rear garden which is enclosed and offers an excellent degree of privacy, being ideal for those entertaining and for those with family requirements. There is a large terrace leading onto a shaped lawned garden with flowerbed borders with specimen shrubs. There is also a mature apple tree, further decked seating area and a side access that leads back round to the front of the property.

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

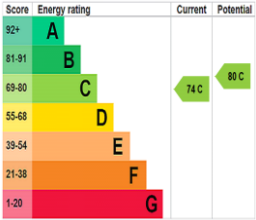
Floorplans



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Contact us



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Directions

From our office proceed up the High Street and through the traffic lights. Turn right into King James Road and at the mini roundabout turn left into Aspin Lane. Proceed down Aspin Lane turning left into Aspin Drive where the property can be found further along on the left-hand side, clearly marked by our For Sale board.

What3Words spouse.impresses.unit

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- All mains services are installed. Central heating via a gas fired boiler and also under-floor heating.
- Off street 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](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 £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.