



10 Netheredge Drive, Knaresborough, North Yorkshire, HG5 9DA

A well-presented, deceptively spacious and extended five bedroom detached family home with delightful private gardens, off street parking and garage, situated within this prime residential location.

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10 Netheredge Drive, Knaresborough, North Yorkshire,

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

Guide Price: £635,000

- Prime residential location
- Delightful private rear garden
- Five bedrooms and three bath/shower rooms
- Four well-proportioned reception rooms
- Breakfast kitchen and utility area
- Off street parking and integral single garage



General remarks

An excellent opportunity to acquire a deceptively spacious and extended five bedroom detached family home situated within this prime residential location. Viewing is highly recommended and with gas central heating and uPVC double glazing the property briefly comprises; reception hall with staircase to the first floor and understairs storage cupboard. There is a well-proportioned lounge which leads through into a further sitting room / playroom. From here double opening doors lead into the garden room, having French doors to the delightful private rear terrace. The breakfast kitchen comprises a comprehensive range of matching wall and base units with granite working surfaces and splashbacks over. There is an integrated fridge, freezer and dishwasher and there is an oven with four ring gas hob and filter hood over. There is also a useful pantry cupboard and a separate dining room has an elevated aspect to the front. Beyond is a rear entrance hall and ground floor WC.

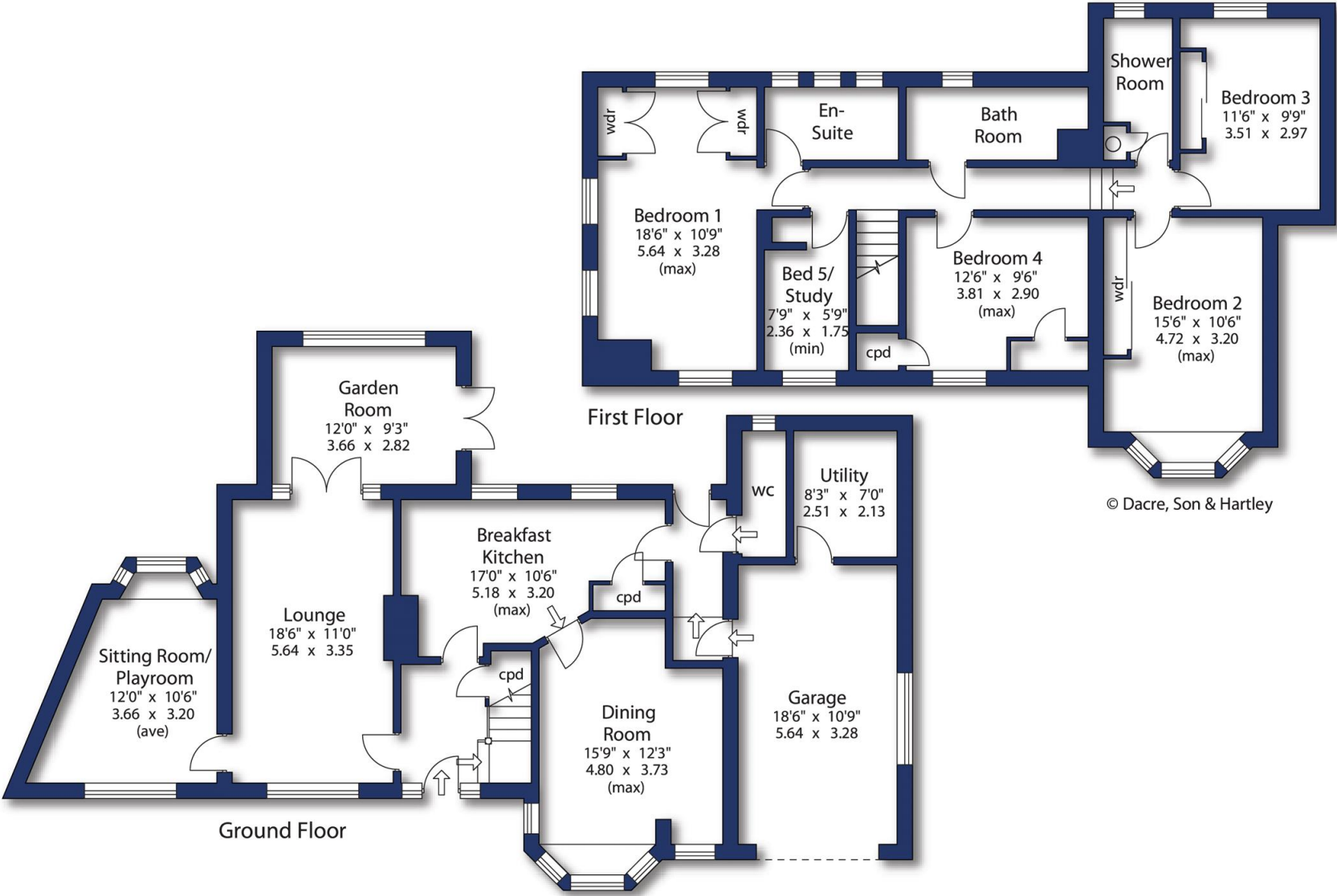
To the first floor the principal bedroom is a well-proportioned double through room with built-in

wardrobes and en-suite bathroom. There are three further double bedrooms and a fifth single bedroom which is currently being utilised as a study. The house bathroom comprises a matching white three piece bath suite and there is a separate shower room.

Outside a tarmac driveway provides off street parking and leads to an integral single garage with utility area at the back with space and plumbing for appliances. A further feature of the property is the delightful rear garden which will no doubt appeal to those entertaining and for those with family requirements. There is a lower terrace with steps leading up to a higher terrace and beyond a lawned garden with mature boundaries which offer an excellent degree of privacy.

The property enjoys a prime location on the outskirts of Knaresborough's historic market town where there is excellent shopping, recreational and schooling facilities for all age groups. There is also 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.

Floorplans





**Mortgage
Advice Bureau**

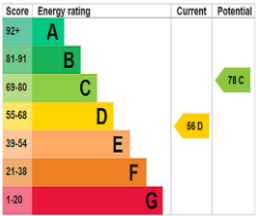
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Contact us



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knaresborough@dacres.co.uk

Directions

Proceed out of Knaresborough on the B1615 for approximately half a mile, turning left into Netheredge Drive, where the property can be found further along on the right hand side clearly marked by our For Sale board.

What3Words pulps.protests.indoor

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler.
- Driveway parking and integral 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://www.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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