



2 Crestholme Close, Knaresborough, HG5 0SR

An individually designed and deceptively spacious three-bedroom detached family home with two additional attic spaces with shower facilities, attractive enclosed rear garden and off-street parking, situated within a cul-de-sac position in this highly regarded residential location.

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Yorkshire, HG5 0ET

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dacres.co.uk   



2 Crestholme Close, Knaresborough, HG5 0SR

Harrogate 5 miles, York 17 miles, Leeds 19 miles (all distances approximate)

Gude Price: £525,000

- Sought-after and convenient residential location
- Beautifully appointed accommodation throughout
- Three double bedrooms and luxury house bathroom
- Luxury living kitchen
- Two reception rooms and conservatory
- Two attic spaces
- Off-street parking
- Attractive enclosed rear garden



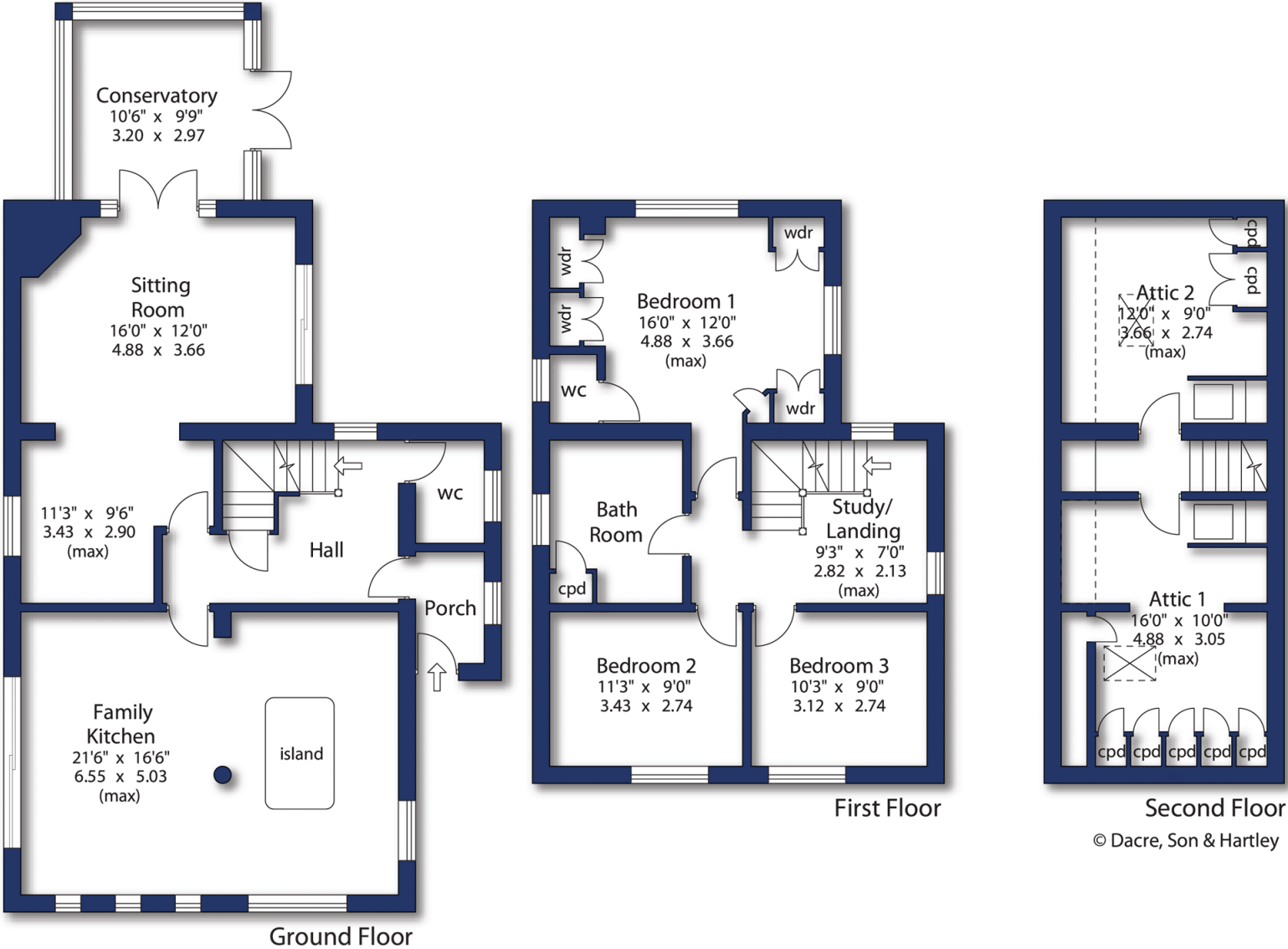
General remarks

With gas central heating and contemporary anthracite grey aluminium-framed windows and doors, this deceptively spacious detached family home offers beautifully appointed and deceptively spacious accommodation throughout.

Situated at the head of a cul-de-sac, viewing is highly recommended and the property briefly comprises; entrance vestibule leading into the reception hall with staircase to the first floor, and staircase to the lower ground floor. There is a guest cloakroom and a most attractive large L-shaped sitting room with feature living flame gas fire and sliding patio doors leading on to the enclosed rear garden. The Kitchen has extensive anthracite grey aluminium patio doors spanning much of the kitchen wall and opening directly onto a private side seating area. There is also an open aspect towards the football ground. A bespoke luxury family kitchen comprises a comprehensive range of matching wall and base units with granite working surfaces and splash backs over. There is an island unit with built-in breakfast bar and integrated appliances include a dishwasher, washing machine, larder fridge and fridge and freezer. There is also a Rangemaster oven with five-ring gas hob and extractor canopy over. From the reception hall the staircase leads to small cellar which is three-

quarter height. A staircase with a bespoke wood balustrade leads to spacious study landing where the principal bedroom has a comprehensive range of built-in wardrobes and matching knee-hole dressing table, drawers and bedside cabinets. There is also an en-suite WC. There are two further double bedrooms and luxury house bathroom comprises a free-standing ball and claw foot bath, low flush WC and wash hand basin and separate shower cubicle. A staircase rises to the second floor, which has been divided to create two useful attic spaces each with its own shower washhand basin. Outside to the front of the property there is block paved area providing off-street parking. A further feature of the property is the southerly facing rear garden which will no doubt appeal to those entertaining and those with family requirements. There is a large deck leading on to a shaped lawned garden with flower bed borders. There is also a side access which leads around the far side of the property and adjoins the Knaresborough football ground. The property is situated at the head of a small cul de sac within this highly sought-after residential location. Knaresborough has excellent shopping, recreational, schooling facilities, a short walk to PureGym, along with a railway station with main line links. The southern bypass is also convenient and offers access to the principal commercial centres of North and West Yorkshire. The A1 M lies to the east of the town making areas more accessible further afield.

Floorplans



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Dacres Surveys

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Contact us



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Directions

Proceed out of Knaresborough on the A59 towards York, turning right into Cresholme Close and first left where the property will be seen at the head of the cul-de-sac.

What3Words builders.registry.easily

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed. Central heating via a gas fired boiler.
- 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/consultations/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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