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# 6 Low Field Lane, Staveley, Knaresborough, HG5 9LB

A deceptively spacious and beautifully appointed three bedroom detached bungalow finished to an exceptional specification throughout, together with a private enclosed rear garden, off street parking and garage, situated within this highly regarded village.

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dacres.co.uk







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# 6 Low Field Lane, Staveley, Knaresborough, HG5 9LB

Harrogate 8 miles, York 20 miles, Leeds 27 miles (all distances approximate)

**Guide Price:** £495,000

- Exceptional specification throughout
- Highly regarded village
- Superb luxury open plan living kitchen with integrated appliances
- Three double bedrooms
- Two luxury and contemporary bathrooms
- Attractive lounge
- Off street parking and integral garage







## General remarks

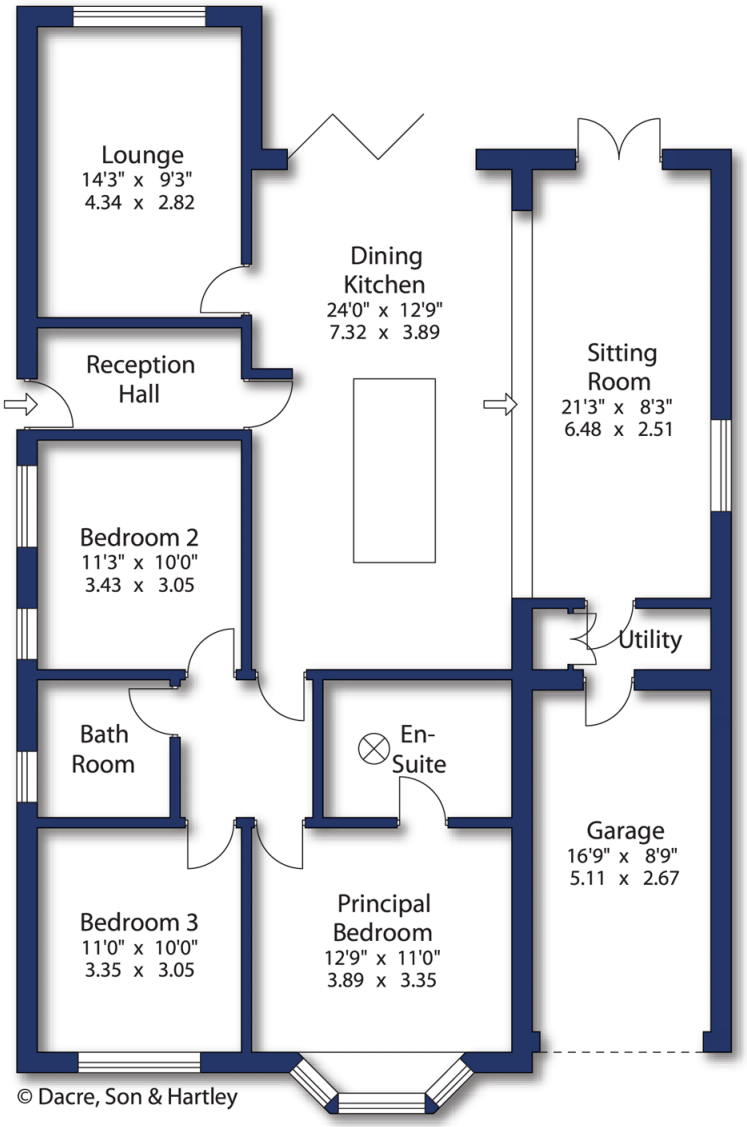
With gas central heating and uPVC double glazing this beautifully appointed detached bungalow has recently undergone a comprehensive scheme of improvements and now reveals contemporary living accommodation throughout which has been completed to a high specification. The property briefly comprises, reception hall which leads through into a superb open plan living / family kitchen. The kitchen area comprises a comprehensive range of matching wall and base units with quartz working surfaces and matching central island unit. There is a double oven, four ring induction hob with filter hood over, boiling water tap, an integrated fridge, freezer, wine fridge and dishwasher. The dining area has bi-folding doors leading to the delightful private landscaped rear garden and a step leads down to a further open plan sitting / office area. A separate lounge has a contemporary electric flame effect fire, a large picture window with a delightful private aspect and also built-in shelving with cupboards beneath.

An inner hallway leads to the bedrooms. The principal bedroom has a bay window to the front and a luxury fully tiled en-suite bathroom with free standing bath, large walk-in shower and contemporary wash hand basin, low flush WC and underfloor heating. There is also a sun tunnel giving natural light into the bathroom. There are two further double bedrooms, one giving access to the roof void via a folding loft ladder to a part boarded loft. There is also a fully tiled luxury house bathroom with contemporary bath with shower over, low flush WC and feature wash hand basin set into a quartz plinth with vanity cupboard beneath.

From the study area there is a small utility area with space and plumbing for appliances and beyond is a single garage with up and over entrance door.

Outside, a block paved driveway provides ample off street parking and leads to the integral single garage. A block paved pathway leads round the side of the property where a further feature is the private enclosed south-facing rear garden which would be ideal for those entertaining. There is a large contemporary tiled terrace leading onto a lawned garden with shaped flowerbed borders with specimen shrubs.

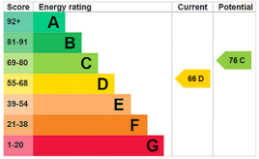
# Floorplans




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Contact us

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## Directions

Proceed out of Knaresborough on the Boroughbridge Road and turn left towards Farnham. Upon reaching the T junction turn right and at the brow of the hill turn left towards Staveley. Proceed into the village passing The Green on the left hand side and turn left into Low Field Lane where the property can be found on the right hand side clearly marked by our For Sale board.

What3Words deranged.gobbling.fetch

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold
- All mains services are installed. Domestic heating and hot water via a gas boiler.
- Ample driveway parking and a 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

## 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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