



2 The Villas, Hopperton, Knaresborough, HG5 8PA

A beautifully appointed and characterful four bedroom semi-detached family home set amidst delightful private gardens together with off street parking and situated within this sought after semi-rural location.

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2 The Villas, Hopperton, Knaresborough, North Yorkshire,

Knaresborough 4 miles, York 13 miles, Leeds 21 miles (all distances approximate)

Guide Price: £695,000

- Delightful semi-rural location
- Beautifully appointed accommodation throughout
- Three well-proportioned reception rooms and feature conservatory
- Luxury family / dining kitchen and large separate utility room
- Superb principal bedroom with en-suite and walk-in wardrobe
- Three further double bedrooms and house bathroom
- Ample parking and detached former garage
- Delightful private gardens adjoining open fields.

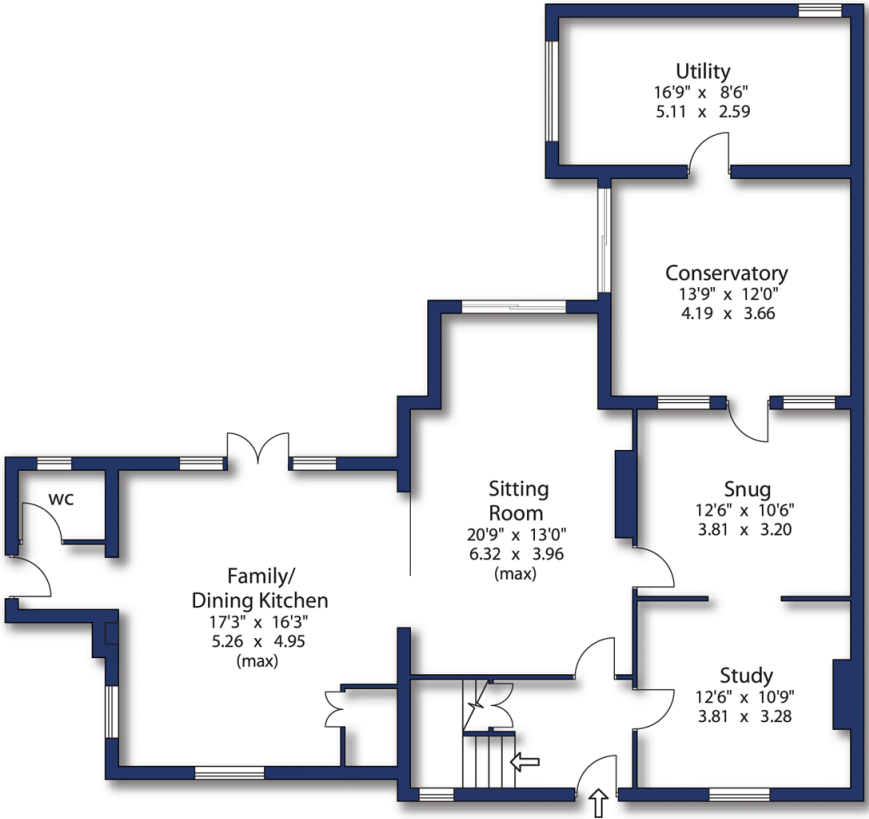


General remarks

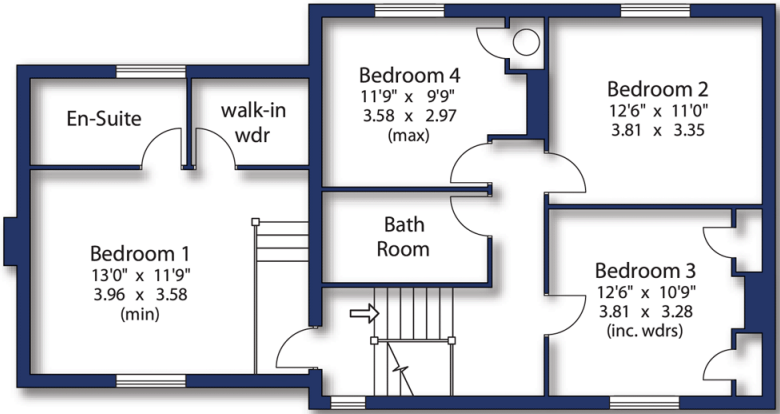
A beautifully appointed and substantially extended four bedroom semi-detached character family home, situated within this highly sought after semi-rural location. The property briefly comprises; reception hall with return staircase to the first floor and understairs storage cupboard. There is an attractive sitting room with log burning stove and sliding patio doors to the rear garden. There is a study which opens into a separate snug. Beyond is a conservatory/garden room with patio doors leading to the private rear garden and underfloor heating. There is a large utility room with a comprehensive range of matching base cupboards and space for appliances. The sitting room opens out to a luxury dining kitchen which comprises a comprehensive range of matching wall and base units with working surfaces and central matching island unit. There are twin ovens, a built-in larder fridge, separate freezer, integrated dishwasher and five ring gas hob (via bottled gas) with extractor over. Double opening French doors with picture windows either side lead to the private rear garden. Beyond there is a contemporary guest cloakroom and stable door to the side. A return staircase leads to the first floor and on the half landing there is a secondary staircase which leads to the principal bedroom with vaulted ceiling and superb views towards open fields. There is a

walk-in wardrobe and contemporary en-suite luxury shower room with Duravit fittings and underfloor heating. There are three further double bedrooms all of which enjoy an aspect towards open fields. There is a fully tiled house bathroom which comprises a matching Laufen white three piece bath suite, with shower over the bath. Outside to the front of the property there is a gravelled driveway with two entrances providing ample off street parking including an EV point. A further feature of the property is the private rear garden which adjoins open fields and will undoubtedly appeal to those entertaining and for those with family requirements. A terrace runs across the back of the property linking the kitchen, sitting room and conservatory, beyond there is a former double garage (18'6 x 18'3) which is ideal for storage and there is a lawned garden and vegetable garden. The property is situated in the small hamlet of Hopperton, a sought after and accessible semi-rural location ideally placed for the commuter being within easy reach of the A1(M) which gives direct access to Yorkshire's commercial centres and further afield. The property is also well-located for access to York, the nearby market town of Knaresborough and the spa town of Harrogate.

Floorplans



Ground Floor



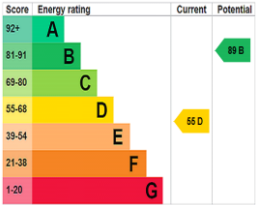
First Floor

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Directions

Proceed out of Knaresborough on the A59 towards York, continue straight over the A1 and just past the left turning to Allerton take the next right turning signposted Hopperton. Proceed into the hamlet where the property will be seen on the right hand side clearly marked by our For Sale board.

What3Words uncle.founders.hunt

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity and water. Heating is via an oil fired boiler and drainage is to a shared septic tank.
- Ample driveway 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://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. Dacres Ref: KNA250342

Contact us



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